



GROWTH MANAGEMENT UPDATE

February 10, 2015

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

- a. **Planning Commission:** January 28, 2015 meeting agenda attached. Next meeting scheduled for February 25, 2015.
- b. **Historic Preservation Commission:** February 4, 2015 meeting agendas attached. Next meeting scheduled for March 4, 2015.
- c. **Board of Zoning Appeals:** January 20, 2015 meeting cancellation notice attached. Next meeting scheduled for February 17, 2015.
- d. **Development Review Committee:** January 13, January 20, January 27, and February 3, 2015 meeting agendas attached. Next meeting scheduled for February 10, 2015.
- e. **Historic Preservation Review Committee:** January 12, 2015 meeting agenda and January 20, January 26, and February 2, 2015 cancellation notices attached. Next Meeting scheduled for February 9, 2015.
- f. **Construction Board of Adjustment and Appeals:** January 27, 2015 meeting cancellation notice attached. Next meeting scheduled for January 27, 2015.
- g. **Affordable Housing Committee:** February 10, 2015 meeting agenda attached. Next meeting scheduled for March 3, 2015.
- h. **Beautification Committee:** January 15, 2015 meeting agenda attached. Next meeting scheduled for February 19, 2015.
- i. **Buck Island Simmonsville Neighborhood Plan Committee:** Next meeting scheduled for March 9, 2015

2. Community Development / Affordable Housing Committee Work Program.

- a. **Bluffton Home Series Program.** Town Staff is currently working with applicants interested in the program. To date 13 potential applicants have discussed the program with Town Staff. Currently two applicants are speaking with lending institutions regarding financing.
- b. **Home Repair Program - Minor.** Seven home repairs are currently out for contractor bids. Four of the repairs have received one bid and are waiting for others. Three repairs have been completed this month. There are \$50,000 in funds available this year. The program is available to any Bluffton homeowner whose family income does not exceed 60% of the area median income for Beaufort County (\$26,650 for a 1 person household, \$30,450 for a 2 person household, and \$38,050 for a 4 person household). Each qualified

household is eligible for up to \$5,000 in home repairs that result in safer, drier homes. The Home Repair Program is a part of the Neighborhood Assistance Program which was established to increase the quality of life for all residents while creating a safer more vibrant community that retains its character and provides for affordable housing. Applications are available on the Town's website, www.townofbluffton.sc.gov and at Town of Bluffton Town Hall located at the Theodore D. Washington Municipal Building at 20 Bridge Street.

- c. **Home Repair Program – Major.** Repairs for three homes have been completed and one is in progress. The program is still open to assist residents earning 80% or less of the Beaufort County Area Median Income with repairs to the inside and outside of their homes that result in a home that is compliance with current Building Code requirements. The maximum benefit is \$25,000 per home (manufactured homes are not eligible). Applications are available on the Town's website, www.townofbluffton.sc.gov and at Town of Bluffton Town Hall located at the Theodore D. Washington Municipal Building at 20 Bridge Street.
- d. **Affordable Housing Strategy and 5 year Work Plan.** The Affordable Housing Committee has been working the last several months to develop a long term affordable housing strategy, updated work plan, and budget that includes a recurring source of funds. The Committee is expected to take action on this long term strategy at their February 10, 2015 meeting. The long term strategy will be forwarded to Town Council for their consideration and acceptance. This strategy is a priority item in the current Town Council Strategic Plan.

3. Beautification Committee Work Plan.

- a. The Committee is continuing work on the FY 15 Work Plan, as adopted by Town Council. So far this year the Beautification Committee has coordinated the annual replacements for the May River Road Planters and the Welcome signs. In addition, the diseased Laurel Oak at Herbkersman Commons was replaced on December 20, 2014 and is being monitored by Public Works. The new tree has lost some leaves due to transplant shock, but is expected to flush out with new leaves in the Spring
- b. The Committee is also continuing work on the long-range Beautification Plan to guide and prioritize future beautification efforts. The plan outline has been developed and the initial inventory of existing conditions is underway. The Committee reviewed a photographic visual assessment of the Town entry corridors and the Historic District portion of May River Road at previous meetings. The February meeting will include a visual assessment presentation of Calhoun and Bridge Streets and the March meeting will include a review of the Town Owned or maintained Parks. These visual assessments are intended to provide specific recommendations to be incorporated into the long-range plan. It is estimated that a draft plan will be developed over the next 4 months. This Plan is a priority item in the current Town Council Strategic Plan.

4. Staff Announcements:

- a. **Traps and Pitfalls in Economic Development.** Shawn Leininger attended a seminar regarding Traps and Pitfalls in Economic Development hosted by Nexsen Pruet on January 30, 2015 in Columbia, SC.
- b. **Microsoft Sequel Service Training.** Tara Stimpson attended a Microsoft Sequel Service training class on January 26 – January 30, 2015 in Savannah, GA.

ATTACHMENTS:

1. Planning Commission agenda for January 28, 2015;
2. Historic Preservation Commission meeting agenda for February 4, 2015;
3. Board of Zoning Appeals cancelation notice for January 20, 2015;
4. Development Review Committee meeting agendas for January 13, January 20, January 27, and February 3, 2015;
5. Historic Preservation Review Committee meeting agenda for January 12, 2015 and cancelation notices for January 20, January 26, and February 25, 2015;
6. Construction Board of Adjustment and Appeals meeting cancelation notice for January 27, 2015;
7. Affordable Housing Committee meeting agenda for February 10, 2015;
8. Beautification Committee meeting agenda for January 15, 2015;
9. Growth Management Application Trending Charts;
10. Building Safety Monthly Building Report New Construction 2015;
11. Building Safety Number of Single Family Permits Issued 2009-2015;
12. Building Safety Number of Single Family Permits Issued by Subdivision 2009-2015;
13. Building Safety Number of Commercial Permits Issued 2009-2015; and
14. Planning and Environmental Sustainability Active Application Report.



TOWN OF BLUFFTON PLANNING COMMISSION MEETING AGENDA

Theodore D. Washington Municipal Building
Large Meeting Room
Wednesday, January 28, 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 – December 17, 2014](#)

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

VIII. OLD BUSINESS

IX. NEW BUSINESS

1. PUBLIC HEARING – ACTION REQUIRED

- A. [Sewer Connection Ordinance: A request by the Unified Development Ordinance Administrator for Recommendation of Approval to Town Council of an Amendment Chapter 12 Environment of the Town Code Adding Article IV Sewer Connection Ordinance. \(Zone 12-14-8754\)](#)
- B. [Old Town Parking Ordinance Amendment: A request by the Unified Development Ordinance Administrator for Recommendation of Approval to Town Council of Amendments to Articles 4 Zoning Districts and 5 Design Standards Amending Parking Standards and Requirements for the Old Town Bluffton Historic District. \(Zone 12-14-8753\).](#)

2. FOR ACTION

- A. [Street Naming Approval – Hampton Lake Phase 3. A request by Thomas & Hutton for the Approval of Street Names for Use Within Hampton Lake Phase 3. \(DP 12-14-8761\)](#)

X. DISCUSSION

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

XI. ADJOURNMENT

NEXT MEETING DATE: Wednesday, February 25, 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, February 4, 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 - January 7, 2015](#)
- VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA
- VIII. OLD BUSINESS
- IX. NEW BUSINESS
 1. FOR ACTION
 - A. [Site Feature-HD](#). A request by Josh Cooke of the Corner Perk for approval of a Site Feature-HD Permit to allow the installation of a total of (4) painted panels - (3) 6 foot by 14 inch painted panels along the front façade and (1) at 4 feet by 14 inch painted panel at the east façade. The existing panels are located on the currently developed property located at 1297 May River Road, in the Calhoun Street Promenade Development, in the Old Town Bluffton Historic District, and zoned Neighborhood Core-HD (SFHD-1-15-8855).
 - B. [Certificate of Appropriateness](#). A request by Court Atkins Architect, Inc. on behalf of Triple B Restaurant Group, for approval of a Certificate of Appropriateness-HD to allow the construction of an accessory structure of approximately 160SF on the currently developing lots located at parcels 22,23, and 29 (203 Bluffton Road) in the Old Town Bluffton Historic District, and zoned Neighborhood Core-HD (COFA-12-14-8643).

- C. [Certificate of Appropriateness. A request by Court Atkins Architect, Inc. on behalf of McClure Guarisuco, LLC., for approval of a Certificate of Appropriateness-HD to allow the construction of a mixed use Main Street Building of approximately 3,400SF on the currently undeveloped lot 6 located in the Calhoun Street Promenade in the Old Town Bluffton Historic District, and zoned Neighborhood Core-HD \(COFA-12-14-8648\).](#)
- D. [Certificate of Appropriateness. A request by Beaufort Construction on behalf of James Jeffcoat for approval of a Certificate of Appropriateness to allow the installation of exterior man doors on the attached garage as part of the conversion of the existing residential structure to commercial. The property is located at 5 Lawton Street and is currently zoned as Neighborhood Core-HD \(COFA-12-14-8779\).](#)
- E. [Certificate of Appropriateness. A request by Thomas Viljac on behalf of Vaux & Marscher Law Office for approval of a Certificate of Appropriateness to allow the proposed enclosure of an existing open deck approximately 118 square feet in area. The property is located at 1251 May River Road and is zoned as Neighborhood General-HD \(COFA-1-15-8788\).](#)

2. INFORMAL REVIEW - DISCUSSION ONLY

- X. DISCUSSION
- XI. ADJOURNMENT

NEXT MEETING DATE – Wednesday, March 4, 2015



PUBLIC NOTICE

The Board of Zoning Appeals
(BZA)
meeting scheduled for

Tuesday, January 20, 2015, at 6:00 P.M.

Has been CANCELED
due to lack of agenda items

The next meeting is scheduled for
Tuesday, February 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, January 13, 2015, 1:00 p.m.

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

- 1) **Hampton Lake – Phase 3 – Final Development Plan Application:** A request by HL Development, LLC for the development of a 135 residential lots, lake expansion and associated infrastructure within the existing Hampton Lake residential development. The property is located east of Lawton Station, west of the developed portion of Hampton Lake, and is identified by tax map numbers R614-029-000-0609-000 and R614-029-000-1735-0000. The property is zoned PUD and will be reviewed based on the requirements set forth in the Buckwalter PUD, Development Agreement and the Hampton Lake Initial Master Plan. (DP-11-14-8544)

- 2) **BJWSA Pump Station Access Road – Public Project Application:** A request by the Beaufort Jasper Water and Sewer Authority for the construction of an access road to the south side of their pump station on Hampton Parkway. BJWSA requires this driveway to provide access to the wet well with a vacuum truck and to service the south side of the building in case of emergencies. The property is located on the east side of Hampton Parkway, just south of Woods Bay Road. The address is 297 Hampton Parkway and identified by tax map number R614-021-000-0293-0000. The property is zoned PUD and will be reviewed based on the requirements set forth in the Buckwalter PUD and Development Agreement. (PP-12-14-8716)

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT

NEXT MEETING DATE: Tuesday, January 20, 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, January 20, 2015, 1:00 p.m.

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

- 1) **Palmetto Bluff Moreland Core Village – Preliminary Development Plan Application:** A request by May River Forest, LLC for Preliminary Development Plan review of a 13 acre site within Block L along Old Moreland Road. The development proposes a combination of public and private uses including; recreational amenities, commercial/retail, parking and associated infrastructure. The plan proposes a social hall/community building with a private fitness and activity area, a quasi-public restaurant, private pools, sales center, an outfitter center, dance hall and educational center for the Palmetto Bluff Conservancy. The project area is located in the Palmetto Bluff PUD and is identified by tax map numbers R614 052 000 0059 0000. The application will be reviewed based on the requirements set forth in the Palmetto Bluff PUD, Development Agreement, Palmetto Bluff Phase II Initial Master Plan, Town of Bluffton Stormwater Design Manual and the 2012 International Fire Code (“IFC”). (DP-12-14-8758)

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT

NEXT MEETING DATE: Tuesday, January 27, 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, January 27, 2015, 1:00 p.m.

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

- 1) **Palmetto Bluff Inn Expansion Amendment – Development Plan Amendment:** A request by Thomas and Hutton Engineering Company on behalf of May River Forest, LLC for a Development Plan Amendment for the Palmetto Bluff Inn Expansion. The development proposes an access drive and bridge for construction and service access to the rear of the Inn site. The access will initially be gravel during the Inn construction and converted to a 10' wide asphalt path once construction is complete. The overall disturbance area will be increased by 1.1 acres from the originally approved Inn project. The site is located east of the intersection of Mount Pelia Road and Gilded Streets. The project area is located in the Palmetto Bluff PUD and is identified by tax map numbers R614 046 000 0184 0000, R614 047 000 0216 000, R614 045 000 0532 0000 and R614 047 000 0217 0000. The property is zoned PUD and will be reviewed based on the requirements set forth in the Palmetto Bluff PUD and Development Agreement, Palmetto Bluff Phase 1 Initial Master Plan and associated development, zoning and stormwater standards referenced with these documents (DPA-1-15-8835)

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT

NEXT MEETING DATE: Tuesday, February 3, 2015

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



TOWN OF BLUFFTON DEVELOPMENT REVIEW COMMITTEE MEETING AGENDA

Theodore D. Washington Municipal Building
Large Meeting Room
Tuesday, February 3, 2015, 1:00 p.m.

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

- 1. Palmetto Bluff – Block K4 – Final Development Plan:** A request by Thomas & Hutton Engineering for the approval of final site development plans for Palmetto Bluff – Block K4. The Application consists of 21 single family lots, a private amenity area and associated infrastructure. The project is located on approximately 16 acres near the intersection of Waterfowl and Game Land Road and is identified by tax map number R610 046 000 0062 0000. The property is zoned Planned Unit Development (PUD) and will be reviewed based on the requirements set forth in the Palmetto Bluff PUD. (DP-1-15-8857)
- 2. Cypress Ridge Phase 5B-2 – Subdivision Plan:** A request by Thomas and Hutton for the approval of a portion of Phase 5B within Cypress Ridge. The Application consists of 15 lots, associated Right of Way and Open Space located east of the intersection of Windmill Lane and Copper Run Road. Phase 5B-2 is the second of two phases that will make up the entirety of Phase 5B at Cypress Ridge. The site is located south of Sun City, west of Hwy 170 and is identified by tax map number R614 028 000 0024 0000. The property is zoned PUD, and will be reviewed based on the requirements set forth in the Jones Estate PUD and Cypress Ridge Initial Master Plan. (DP 1-15-8856)

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT

NEXT MEETING DATE: Tuesday, February 10, 2015

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



TOWN OF BLUFFTON
HISTORIC PRESERVATION REVIEW COMMITTEE MEETING AGENDA

Theodore D. Washington Municipal Building
Large Meeting Room
Monday, January 12, 2015, 4:00 p.m.

- I. CALL TO ORDER
- II. ROLL CALL
- III. PUBLIC COMMENTS
- IV. OLD BUSINESS
- V. NEW BUSINESS
 - 1. **1251 May River Road.** A request by Thomas Viljac on behalf of Vaux & Marscher Law Office for review of a Certificate of Appropriateness for the proposed enclosure of an existing open deck approximately 118 square feet in area. The property is identified by parcel R610 039 00A 0003 0000 and is zoned as Neighborhood General-HD (COFA-1-15-8788).
 - 2. **5 Lawton Street.** A request by Beaufort Construction on behalf of James Jeffcoat for review of a Certificate of Appropriateness for installation of exterior man doors on the attached garage as part of the conversion of the existing residential structure to an Art Gallery. The property is located at 5 Lawton Street and identified by parcel number R610 039 00A 0093 0000 and is currently zoned as Neighborhood Core-HD (COFA-12-14-8779).
- VI. PUBLIC COMMENTS
- VII. DISCUSSION
- VIII. ADJOURNMENT

NEXT MEETING DATE: Monday, January 19, 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, January 19, 2015, at 4:00 P.M.

has been RESCHEDULED
due to the holiday

The next meeting is scheduled for
Tuesday, January 20, 2015, at 4:00 P.M.

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



PUBLIC NOTICE

The Historic Preservation Review
Committee (HPRC)
meeting scheduled for

Tuesday, January 20, 2015, at 4:00 P.M.

has been CANCELED
due to lack of agenda items

The next meeting is scheduled for
Monday, January 26, 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, January 26, 2015, at 4:00 P.M.

has been CANCELED
due to lack of agenda items

The next meeting is scheduled for
Monday, February 2, 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, February 2, 2015, at 4:00 P.M.

has been CANCELED
due to lack of agenda items

The next meeting is scheduled for
Monday, February 9, 2015

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, January 27, 2015, at 6:00 P.M.

Has been CANCELED
due to lack of agenda items

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



TOWN OF BLUFFTON
AFFORDABLE HOUSING COMMITTEE MEETING AGENDA

Theodore D. Washington Municipal Building

Large Meeting Room

Tuesday, February 3, 2015

10:00 a.m.

- I. CALL TO ORDER
- II. ROLL CALL
- III. ADOPTION OF AGENDA
- IV. ADOPTION OF MINUTES – January 6, 2015
- V. PUBLIC COMMENTS
- VI. OLD BUSINESS
 - 1. Review and Recommendation to Town Council of Affordable Housing Strategies Plan and 5 Year Work Program/Budget.
 - 2. Neighborhood Initiative Program – Update.
- VII. NEW BUSINESS
- VIII. PUBLIC COMMENTS
- IX. DISCUSSION
- X. ADJOURNMENT

NEXT MEETING DATE – Tuesday, March 3, 2015

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



PUBLIC NOTICE

The Affordable Housing Committee
meeting scheduled for

Tuesday, February 3, 2015 at 10:00 A.M.

has been RESCHEDULED and will now
be held on

Tuesday, February 10, 2015 at 10:00 A.M.

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



**TOWN OF BLUFFTON
BEAUTIFICATION COMMITTEE MEETING AGENDA**

Theodore D. Washington Municipal Building
Large Meeting Room
Thursday, January 15, 2015, 10:00 a.m.

I. CALL TO ORDER

II. ROLL CALL

III. ADOPTION OF THE AGENDA

IV. ADOPTION OF MINUTES – December 18, 2014

V. PUBLIC COMMENTS

VI. OLD BUSINESS

1. Review and summarize beautification recommendations discussed at the previous meeting for May River Road within the Historic District.
2. Update options to provide irrigation to the Bluffton Road/Bluffton Parkway traffic circle.

VII. NEW BUSINESS

1. Present a Visual Assessment/Photographic Inventory of existing conditions and recommendations for Calhoun Street and Bridge Street in the Historic District.

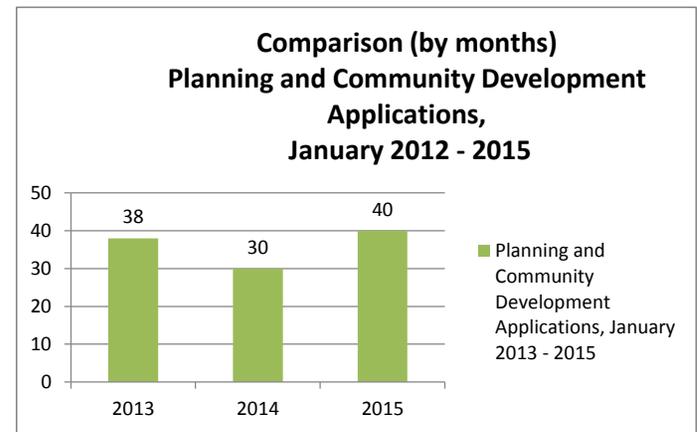
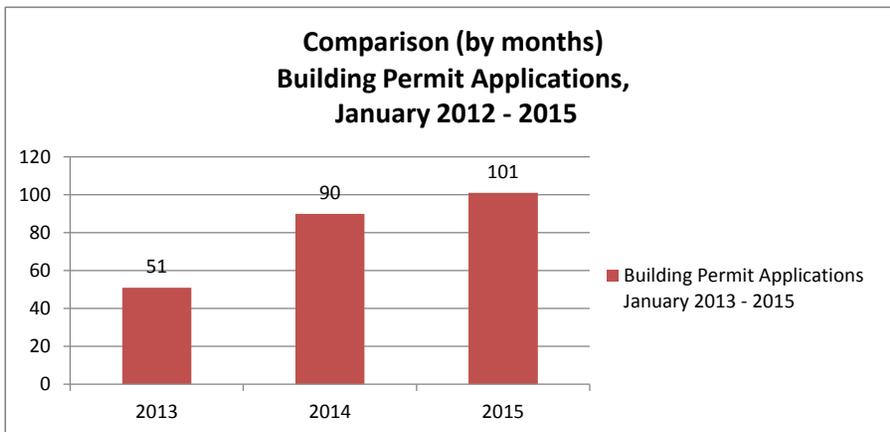
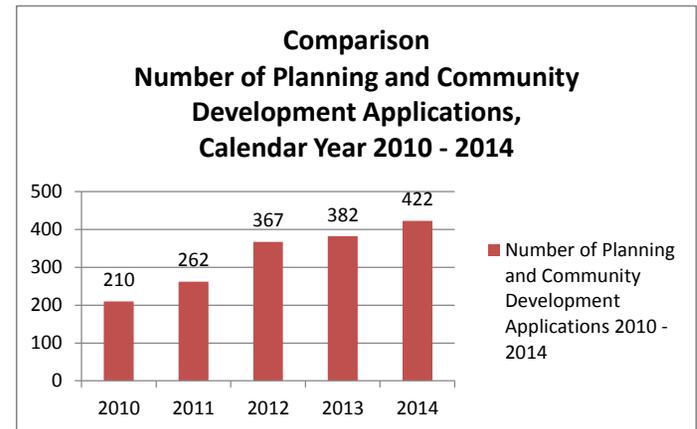
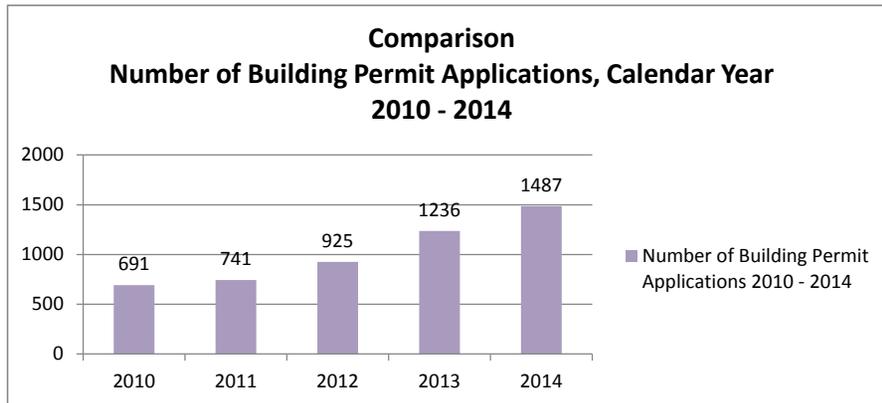
VIII. DISCUSSION

IX. ADJOURNMENT

NEXT MEETING DATE: Thursday, February 19, 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
Department of Growth Management
Application Trending Charts**

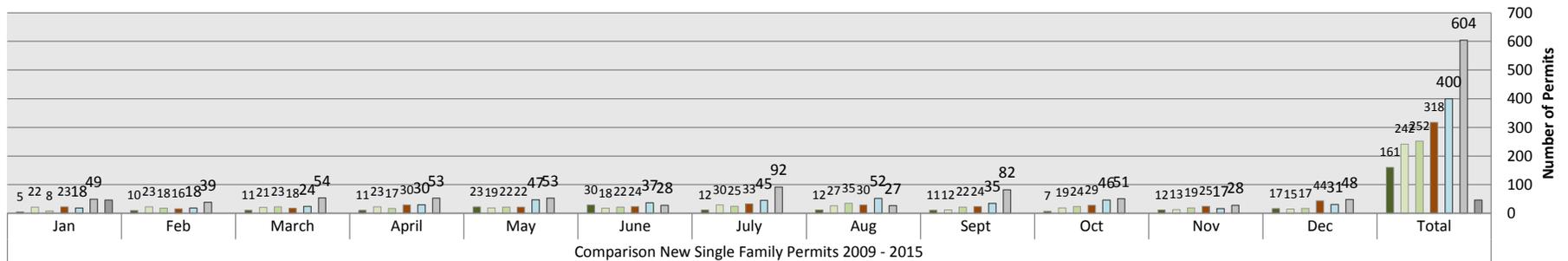


Town of Bluffton
 Department of Growth Management
 Office of Building Safety
 Monthly Permit Issuance Report

NEW CONSTRUCTION 2015									
Month	Single Family Permits	Single Family Value	Single Family Units	Multi Family Permits	Multi Family Value	Multi Family Units	Commercial Permits	Commercial Value	Commercial Square Footage
Jan	46	\$ 21,348,585	46	0	\$ -	0	0	\$ -	-
Feb					\$ -				
March					\$ -				
April					\$ -				
May					\$ -				
June					\$ -				
July					\$ -				
Aug					\$ -				
Sept					\$ -				
Oct					\$ -				
Nov					\$ -				
Dec					\$ -				
Totals	46	\$ 21,348,585	46	0	\$ -	0	0	\$ -	-

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

**Number of Single Family Permits Issued
2009-2015 Monthly Comparison**



Comparison New Single Family Permits 2009 - 2015

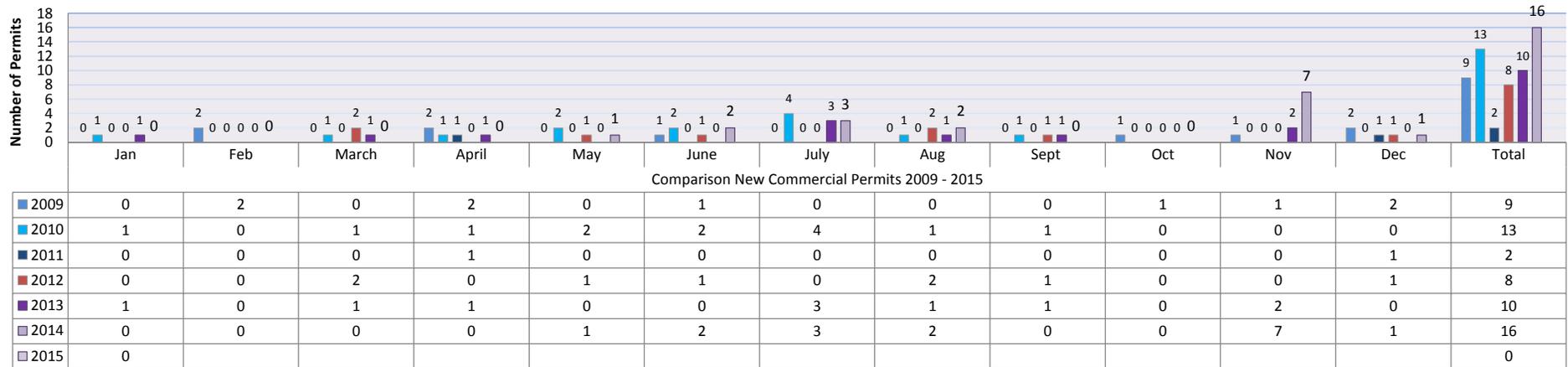
■ 2009	5	10	11	11	23	30	12	12	11	7	12	17	161
■ 2010	22	23	21	23	19	18	30	27	12	19	13	15	242
■ 2011	8	18	23	17	22	22	25	35	22	24	19	17	252
■ 2012	23	16	18	30	22	24	33	30	24	29	25	44	318
■ 2013	18	18	24	30	47	37	45	52	35	46	17	31	400
■ 2014	49	39	54	53	53	28	92	27	82	51	28	48	604
■ 2015	46												46

TOWN OF BLUFFTON
Comparison of Single Family Construction
(Calendar Year)
1/1/2010 to 1/31/2015

Location	2010	2011	2012	2013	2014	2015
Alston Park	10	4	12	9	5	0
Baynard Park	17	15	13	27	31	2
Bluffton Park	9	6	15	12	8	1
Brendan Woods	0	0	1	0	0	0
Buck Island/Simmonsville	0	0	1	0	2	0
Buckwalter Place	0	0	0	0	0	0
Calhoun Street Promenade	0	0	0	0	0	0
Hampton Hall	15	39	42	50	34	1
Hampton Lake	42	35	45	65	74	11
Haven at New Riverside	32	36	37	25	34	5
Heritage at New Riverside	10	0	0	18	77	11
Kirks Bluff	0	0	0	0	3	0
Lawton Station	19	24	18	28	36	0
Midpoint	2	0	0	0	16	0
Mill Creek at Cypress Ridge	21	25	24	19	46	3
Old Town-Other	0	10	0	2	3	0
Palmetto Bluff	27	26	43	74	80	9
Palmetto Pointe Townes	0	0	0	10	23	0
Parkside	10	6	7	5	0	0
Rose Dhu Creek Plantation	1	2	10	17	9	2
Shell Hall	0	1	1	8	64	0
Shultz/Goethe Road	0	0	0	2	0	0
Southern Oaks	3	0	0	0	28	0
Stock Farm	1	1	2	8	2	1
Tabby Roads	0	0	0	1	6	0
The Village at Palmetto Pointe	7	23	21	24	13	0
Total	226	253	292	404	594	46

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

**Number of Commercial Permits Issued
2009-2015 Monthly Comparison**



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

Project Name: Town of Bluffton Home Series

<u>COFA-5-14-7626</u>	5/21/14	5766 GUILFORD PL	Certificate of Appropriateness	Active	Schumacher,Erin	R610 039 000 1530 0000
-----------------------	---------	------------------	--------------------------------	--------	-----------------	------------------------

Applicant: R. Stewart Design, LLC **Owner:** Stock Farm Development Inc.

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

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

Project Name: STOCK FARM

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

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

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

STATUS: The project was reviewed at the January 12th HPRC meeting and comments provided to the applicant. The final application is currently pending review by the HPC at the 2/4 meeting.

Project Name: OLD TOWN

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

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

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

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

Project Name: OLD TOWN

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

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

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

STATUS: The project was reviewed at the December 15th HPRC meeting and comments provided to the applicant. The final application is currently pending review by the HPC at the 2/4 meeting.

Project Name: FAT PATTIES

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

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

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

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

Project Name: TABBY ROADS PHASE 1

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr	Parcel Number
<u>COFA-12-14-8727</u>	12/18/14	18 STOCK FARM RD	Certificate of Appropriateness	Active	Schumacher,Erin	R610 039 000 1512 0000
Applicant:	Boshaw, Ronald J. (Boshaw Residential)		Owner:	Laurie Montano & Jack Novotny		
Description: The applicant is requesting approval to construct a single family residence of approximately 2442 SF and a Carriage House of approximately 963 SF with a breezeway connecting the two on the currently undeveloped lot.						
STATUS: The application was reviewed and comments provided at the December 29th HPRC meeting. Staff is awaiting submittal of a final application to be presented to the full HPC for review.						
Project Name: STOCK FARM						
<u>COFA-11-14-8630</u>	11/26/14	5797 YAUPON RD	Certificate of Appropriateness	Active	Schumacher,Erin	R610 039 000 1516 0000
Applicant:	Court Atkins Architects Inc		Owner:	Tabor & Erin Vaux		
Description: The Applicant is requesting a Certificate of Appropriateness - HD to construct a new detached garage with breezeway the will attach to the existing home.						
STATUS: The application was reviewed at the December 8th HPRC meeting and the January 1st HPC meeting and approved with conditions. Staff is awaiting updated materials. Once submitted, they will be reviewed to ensure that they meet the conditions of the approval and the Certificate of Appropriateness granted.						
Project Name: STOCK FARM						
<u>COFA-12-14-8648</u>	12/4/14	210 BLUFFTON RD	Certificate of Appropriateness	Active	Schumacher,Erin	R614 039 00A 0318 0000
Applicant:	Court Atkins Architects Inc		Owner:	McClure Guarisuco LLC		
Description: The Applicant is requesting a Certificate of Appropriateness - HD to constructed a new two story retail office, 1,624 heated square footage on the first floor and the second floor will be general office, 1,624 heated square footage.						
STATUS: The project was reviewed at the December 15th HPRC meeting and comments provided to the applicant. The final application is currently pending review by the HPC at the 2/4 meeting.						
Project Name: CALHOUN STREET PROMENADE						
<u>COFA-10-14-8432</u>	10/14/14	209 GOETHE RD	Certificate of Appropriateness	Active	Schumacher,Erin	R610 039 00A 0286 0000
Applicant:	George Gomolski		Owner:	Gomo Enterprises, LLC		
Description: The applicant is requesting approval of a carriage house on 209 Goethe RD.						
STATUS: The project was reviewed at the October 27th HPRC meeting and comments provided to the applicant. Staff is awaiting a final application to be presented to the full HPC for final review.						
Project Name: OLD TOWN						
<u>COFA-10-14-8411</u>	10/8/14	7 BLUE CRAB ST	Certificate of Appropriateness	Active	Schumacher,Erin	R611 039 000 1205 0000
Applicant:	R. Stewart Design, LLC		Owner:	John & Susan Treadaway		
Description: The Applicant is requesting approval for a Certificate of Appropriateness-HD to construct a new single family home.						
Status: The application was reviewed at the October 20th HPRC meeting and the December 3rd HPC meeting and approved with conditions. Staff is awaiting updated materials. Once submitted, they will be reviewed to ensure that they meet the conditions of the approval and the Certificate of Appropriateness granted.						
Project Name: TABBY ROADS EAST						
<u>COFA-1-15-8788</u>	1/5/15	1251 MAY RIVER RD	Certificate of Appropriateness	Active	Schumacher,Erin	R610 039 00A 0003 0000
Applicant:	SC Land Development, Inc.		Owner:	Vaux & Marscher, P.A.		

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

Description: The Applicant is requesting a Certificate of Appropriateness - HD Conceptual to enclose the current deck area for an addition to the existing office.

STATUS: The project was reviewed at the January 12th HPRC meeting and comments provided to the applicant. The final application is currently pending review by the HPC at the 2/4 meeting.

Project Name: OLD TOWN

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

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

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

STATUS: The project was reviewed at the November 3rd HPRC meeting and the full HPC at the January 7th meeting and approved with conditions. Staff is awaiting updated materials. Once submitted, they will be reviewed to ensure that they meet the conditions of the approval and the Certificate of Appropriateness granted.

Project Name: CALHOUN STREET PROMENADE

<u>COFA-10-14-8489</u>	10/23/14	4 STATE OF MIND ST	Certificate of Appropriateness	Active	Schumacher,Erin	R614 039 00A 0324 0000
------------------------	----------	--------------------	--------------------------------	--------	-----------------	------------------------

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

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

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

Project Name: CALHOUN STREET PROMENADE

Total Number of Certificate of Appropriateness Plans: 15

Comprehensive Plan Amendment

Out Town

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

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

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

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

Project Name: JC'S COVE PARCELS

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr	Parcel Number
<u>DP-11-14-8537</u>	11/4/14	124 PERSIMMON ST	Development Plan	Active	Rooney,Pat	R610 031 000 1438 0000
Applicant:	Dyess Heating & Air Conditioning, Inc.		Owner:	Dyess Heating & Air Conditioning, Inc.		
Description: The Applicant is requesting a Preliminary Development Plan to consist of constructing a 8,200 square foot commercial office/warehouse for a heating and air conditioning contractor to include parking.						
STATUS: Awaiting response to comments provided at the DRC hearing on 12/2/2014.						
Project Name: BLUFFTON PARK PHASE D-1/D-3						
<u>DP-12-14-8758</u>	12/23/14	OLD MORELAND RD	Development Plan	Active	Rooney,Pat	R614 052 000 0059 0000
Applicant:	Thomas & Hutton		Owner:	May River Forest, LLC		
Description: The applicant is requesting a 13 acre project located along Old Moreland Road consisting of a combination of public, quasi-public, and private amenities. It will include a community building with a private fitness and activity area, a quasi-public restaurant with beverage pavilion, private pools, sales center, an outfitter facility with canteen, and Palmetto Bluff Conservancy Office with education center. Infrastructure is also being installed to serve additional community, neighborhood, commercial and/or residential buildings.						
Status: Awaiting resubmittal responding to comments provided at the 1/13/2015 DRC meeting						
Project Name: PALMETTO BLUFF-MORELAND						
<u>DP-11-14-8591</u>	11/17/14	123 PERSIMMON ST	Development Plan	Active	Rooney,Pat	R610 031 000 1441 0000
Applicant:	KRA, Inc.		Owner:	Traicon Properties LLC		
Description: The Applicant is requesting a Preliminary Development Plan to construct a new commercial building of about 8,000 square feet with infrastructure, to be used a dance school.						
STATUS: Awaiting response to comments provided at the 12/2/2014 DRC hearing.						
Project Name: BLUFFTON PARK PHASE D-1/D-3						
<u>DP-8-14-8070</u>	8/6/14		Development Plan	Active	Rooney,Pat	R614 046 000 0062 0000
Applicant:	Thomas & Hutton		Owner:	May River Forest, LLC		
Description: The Applicant is requesting a Preliminary Development Plan for forty one single family lots, proposed roadway, water, sewer, drainage, and lagoon excavation in the development area formerly known as Plat 14 which will now be Palmetto Bluff Block J. 9/2/2014: The Application was reviewed at the 8/26/2014 DRC meeting and comments were provided. Staff is awaiting a response and resubmittal from the Applicant .						
STATUS: Awaiting resubmittal						
Project Name: PALMETTO BLUFF BLOCK J						
<u>DP-12-14-8694</u>	12/15/14	81 CALHOUN ST	Development Plan	Active	Rooney,Pat	R610 039 00A 0102 0000
Applicant:	SC Land Development, Inc.		Owner:	Matthew Shoemaker		
Description: The Applicant is requesting a Preliminary Development Plan to subdivided into three individual parcels with the addition of the proposed parking lot. On one of the lots the existing structure will be demolished and a new building constructed for Mayriver Excursions.						
STATUS: Awaiting resubmittal responding to comments provided at the 12/30/14 DRC meeting.						
Project Name: OLD TOWN						

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr	Parcel Number
<u>DP-6-14-7722</u>	6/9/14	24 THOMAS HEYWARD ST	Development Plan	Active	Rooney,Pat	R610 039 00A 0224 0000
Applicant: Sean Barth		Owner: Tidal Cottages LLC				
Description: The Applicant is requesting approval of a Preliminary Development Plan allowing for the construction of 12 single family home sites on 1.61 acres on Thomas Heyward Street. The application was reviewed at the 7/15/14 DRC meeting. The application was forwarded for full Planning Commission review for review. The Planning Commission provided additional direction to the at the 7/23/14 PC meeting.						
STATUS: Awaiting resubmittal responding to comments provided by the DRC and PC.						
Project Name: OLD TOWN						
<u>DP-11-14-8560</u>	11/10/14	82 BRIDGE ST	Development Plan	Active	Rooney,Pat	R610 039 00A 0158 0000
Applicant: David Weekley Homes - Weekley Homes, LP		Owner: Phillip & Donna Shealy				
Description: The Applicant is requesting a Preliminary Development Plan to propose nine lot single family residential subdivision on three existing parcels totaling 1.92 acres.						
STATUS: Awaiting response to comments provided at the DRC meeting on 12/2/2014.						
Project Name: OLD TOWN						
<u>DP-6-14-7723</u>	6/9/14	101 CALHOUN ST	Development Plan	Active	Schumacher,Erin	R610 039 00A 0106 0000
Applicant: Carolina Engineering Consultants, Inc.		Owner: Bluffton United Methodist Church				
Description: The Applicant requests approval of a Preliminary Development Plan Application to construct multiple additions to the Bluffton United Methodist Church building located at 101 Calhoun Street. The proposed additions will increase seating capacity of the church and provide a new music room.						
Status: The application was reviewed at the August 5th DRC meeting and comments were provided to the Applicant. The Applicant then submitted a significantly different plan and the application was reviewed at the October 21st DRC meeting and new comments provided to the Applicant. Staff is awaiting revised materials to address the comments.						
Project Name: OLD TOWN						
Public Project						
<u>DP-12-14-8716</u>	12/17/14	297W HAMPTON PKWY	Development Plan	Active	Rooney,Pat	R614 029 000 1652 0000
Applicant: BJWSA		Owner: BJWSA				
Description: The applicant is requesting approval to construct a second driveway on the south side of CP 89 Pump Station since access for servicing this wet well are on the south side.						
STATUS: Awaiting resubmittal responding to comments provided at the 1/13/15 DRC meeting.						
Project Name: BJWSA						
<u>DP-1-15-8897</u>	1/23/15		Development Plan	Active	Rooney,Pat	R620 038 000 0053 0000
Applicant: Carolina Engineering Consultants, Inc.		Owner: Town of Bluffton				
Description: The Applicant is requesting a Development Plan - Public Project to clear approximately 10 acres to stock pile fill material for future soccer fields.						
STATUS: Plans submitted on 1/26/2015 and staff comments due on 2/6/2015. Will be placed on the 2/10/2015 DRC agenda						
Project Name: BUCKWALTER REGIONAL PARK						

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr	Parcel Number
<u>PD.06.09.514</u>	1/29/15		Development Plan	Active	Rooney,Pat	R614 035 000 0014 0000

Applicant: THOMAS AND HUTTON

Owner: D R Horton Inc

Description: The purpose of this application is to enter Heritage at New Riverside Phase 2 project into Energov and transfer existing permit from Riverwalk Development to the new owner DR Horton. The Development Plan is PD.06.09.514 which is not in Energov.

Site work creates 113 residential units on a 33 acre site, plus water, wastewater, stormwater, and related infrastructure.

STATUS: Currently under a 5 day Minor Amendment Review. Staff comments due 2/9/2015

Project Name: HERITAGE AT NEW RIVERSIDE PHASE 2

<u>DP-10-14-8462</u>	10/20/14	109 BRIDGE ST	Development Plan	Active	Rooney,Pat	R620 039 00A 0191 0000
----------------------	----------	---------------	------------------	--------	------------	------------------------

Applicant: Town of Bluffton

Owner: Town of Bluffton

Description: The Applicant is requesting a Development Plan - Public Project for the expansion of the existing parking facility at the Bluffton OysterFactory Park. The project was reviewed by DRCon 11/4/2014 and comments were provided to the Applicant.

STATUS: Plans have been resubmitted and under review. Staff comments due back the first week in February.

Project Name: OLD TOWN

Total Number of Development Plan Plans: 16

Development Plan Amendment

Non PUD

<u>DPA-12-14-8673</u>	12/9/14	5779 GUILFORD PL	Development Plan Amendment	Active	Rooney,Pat	R610 039 000 1492 0000
-----------------------	---------	------------------	----------------------------	--------	------------	------------------------

Applicant: Southern Coastal Homes

Owner: Southern Coastal Homes

Description: The Applicant is requesting a Final Development Plan Amendment for the Stock Farm subdivision to convert six general commercial parcels to eleven single family detached

STATUS: Awaiting resubmittal responding to Staff comments provided at the 12/23/14 DRC meeting.

Project Name: STOCK FARM

PUD

<u>DPA-1-15-8835</u>	1/13/15	476 MOUNT PELIA RD	Development Plan Amendment	Active	Rooney,Pat	R614 046 000 0184 0000
----------------------	---------	--------------------	----------------------------	--------	------------	------------------------

Applicant: Thomas & Hutton

Owner: May River Forest, LLC

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr	Parcel Number
<u>SUB-3-14-7231</u>	3/11/14		Subdivision Plan	Active	Rooney,Pat	R614 036 000 0454 0000
Applicant: Travis Burke		Owner: Palmetto Pointe Development				
Description: The Applicant is requesting approval on a Subdivision Plan for the Villages at Palmetto Pointe Phase III for 54 single family lots. Town Staff reviewed the plans and the July 22, 2014 DRC meeting and provided minor comments. The Applicant has provided a revised plat and must now provide the required surety in order to obtain the subdivision approval.						
STATUS: Awaiting payment of surety or completion of infrastructure to stamp plat						
Project Name: VILLAGES AT PALMETTO POINTE PHASE						
3/4						

Major

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

Total Number of Subdivision Plan Plans: 6

Zoning Action

UDO Text Amendment

<u>ZONE-1-15-8882</u>	1/22/15		Zoning Action	Active	Lelie,Kendra	ADMINISTRATIVE
Applicant: Town of Bluffton		Owner: Town of Bluffton				
Description: The Unified Development Ordinance Administrator for approval of an amendment to the Unified Development Ordinance Article 4, Section 4.3 to revise Restaurant from permitted use to a conditional use in the Rural Mixed Use (GM, Light Industrial (LI), Neighborhood Core-HD (NC-HD); Article 4, Section 4.4.2 to add provisions for the conditional use of outdoor patios and cafes; and Article 9, Section 9.4.3 to add a use definition for outdoor patio and cafe.						
STATUS: This application is scheduled for a public hearing before the Planning Commission on 2/25/2015 and Town Council on 4/14/2015.						
Project Name: <NONE>						
<u>ZONE-12-14-8753</u>	12/23/14		Zoning Action	Active	Lelie,Kendra	Admin
Applicant: Town of Bluffton		Owner: Town of Bluffton				

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

Description: A request by the Unified Development Ordinance administrator for approval of an amendment to Article 5 of the Town of Bluffton Unified development Ordinance to revise parking requirements and standards for lighting and amount of parking required in Old Town Bluffton.

STATUS: The amendments were reviewed at a Public Hearing by the Planning Commission on 1/28. Planning Commission recommended the amendments which will be reviewed by Town Council on 2/10 for a first reading and on 3/10 for a public hearing.

Project Name: <NONE>

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

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

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

STATUS: The amendments were reviewed at a Public Hearing by the Planning Commission on 1/28. Planning Commission recommended the amendments which will be reviewed by Town Council on 2/10 for a first reading and on 3/10 for a public hearing.

Project Name: <NONE>

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

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

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

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

Project Name: CALHOUN STREET PROMENADE

<u>ZONE-1-15-8881</u>	1/22/15		Zoning Action	Active	Lelie,Kendra	ADMINISTRATIVE
-----------------------	---------	--	---------------	--------	--------------	----------------

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

Description: The Unified Development Ordinance Administrator is requesting approval of an amendment to the Unified Development Ordinance Article 5, Section 5.12.3.A1 to revise the applicability of lighting standards from parking lots larger than 10 spaces to any parking area serving a non-residential use or is shared between multiple residential dwelling units.

STATUS: This application is scheduled for a public hearing before the Planning Commission on 2/25/2014 and Town Council on 4/14/2014.

Project Name: <NONE>

Zoning Map Amendment

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

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

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

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

Project Name: JC'S COVE PARCELS

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

Total Number of Zoning Action Plans: 6

Total Plan Cases: 52