



GROWTH MANAGEMENT UPDATE

March 8, 2016

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

- a. **Planning Commission:** February 24, 2016, meeting agenda attached. Next meeting scheduled for March 23, 2016.
- b. **Historic Preservation Commission:** March 2, 2016, meeting agenda attached. Next meeting scheduled for April 6, 2016.
- c. **Board of Zoning Appeals:** February 16, 2016, meeting cancellation notice attached. Next meeting scheduled for March 15, 2016.
- d. **Development Review Committee:** February 9, February 16, February 23 and March 1, 2016, meeting agendas. Next meeting scheduled for March 8, 2016.
- e. **Historic Preservation Review Committee:** February 8, and February 22, 2016, meeting agendas; and February 15, and February 29, 2016 cancellation notices attached. Next meeting scheduled for March 7, 2016.
- f. **Construction Board of Adjustment and Appeals:** February 23, 2016, meeting cancellation notice attached. Next meeting scheduled for March 22, 2016.
- g. **Affordable Housing Committee:** March 1, 2016, meeting agenda attached. Next meeting scheduled for April 5, 2016.
- h. **Beautification Committee:** February 18, 2016, meeting agenda attached. Next meeting scheduled for March 17, 2016.
- i. **Buck Island Simmonsville Neighborhood Plan Committee:** Next meeting scheduled for April 18, 2016.
- j. **Lowcountry Area Transportation Study Metropolitan Planning Organization Technical Committee:** Next meeting scheduled for March 4, 2016
- k. **Lowcountry Area Transportation Study Metropolitan Planning Organization Policy Committee:** Next meeting scheduled for April 1, 2016 if there are items which need to be addressed by the committee.
- l. **Beaufort County Transportation Committee:** Next meeting scheduled for March 16, 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. Fifteen homes have been repaired to date for a total repair cost of over \$61,000. 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. **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. The landscape and irrigation plans for the Bluffton Road/Parkway Traffic Circle were approved by the Committee and SCDOT. Construction to be implemented this spring as part of the adopted FY16 budget.
- b. Additional tree plantings and replacements are now being considered for May River Road and at Oyster Factory Park.
- c. The Committee continued discussion about a proposed "Adopt-a-Planter" program at their last meeting. The Committee reviewed and approved a proposed FY 2017 Work Plan and Budget to be submitted to Town Council for consideration. A pilot project for the Adopt-a-Planter program was included in the proposed budget request.

4. Transportation Program.

- a. **US 278 Safety Audit.** The safety audit and draft final report has been released for comments to the individuals involved in the audit. A meeting was held on February 9, 2016 during which various safety improvements were assigned to governmental entities including SCDOT, Beaufort County and Hilton Head Island. Some of these tasks are assigned jointly between SCDOT and Beaufort County. The report is being updated with the assignments.

- b. **SC 170 Widening.** SC 170 widening is complete except for some driveway openings which were included as part of Right of Way negotiation.
- 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. Completion is anticipated in late spring or early summer.
- d. **Metropolitan Planning Organization (MPO).** The Long Range Transportation Plan, prioritization of projects and financial plan have been completed and adopted by the Policy Committee at their January meeting. The Transportation Improvement Program was approved and adopted at this meeting as well. With the adoption of the Long Range Transportation Plan, the Technical Committee will turn its focus to developing a Bicycle and Pedestrian Plan independent of the Long Range Transportation Plan.
- e. **Transportation Model.** A kick-off meeting was held on December 15, 2015. The update is being discussed. Information has been disseminated. Staff from the various governmental entities are reviewing the information and supplementing as needed with additional information. Modeling of new information will begin once staff has provided all additional information.
- 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 2015. 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).** The first meeting of this newly authorized group met on January 20, 2016 at 3:00 pm. The group has changed considerably with only two members who previously served on the committee remaining. SCDOT presented information on the County Transportation Committee organization, funding etc. Rob McFee, Director of Engineering and Infrastructure, provided an update of the Beaufort County Committee's work in the past including road ratings for dirt road improvements and finances to date. The BCTC elected a chair and discussed a work session to be held in the future. Of the three districts in the area, only district 8 was represented. Kraig Gordon, voted Chair, is from District 8 and has been appointed. Council can make suggestions to the County Council members on potential candidates. County Council has the decision making authority.
- h. **Bluffton Parkway Overlay.** Bluffton Parkway from Simmonsville to Buck Island will be overlaid as part of its routine maintenance. A contract with Lane Construction was approved by County Council at its August 24th meeting. The construction was anticipated to take place this fall, but the flooding in October has resulted in delays in this work as contractors are busy

repairing flood damaged roadways. In addition to the overlay, the contractor will rework the intersection of Malphrus Road and Bluffton Parkway to minimize the break over angle in the middle of the intersection reducing the crown and making the intersection easier to drive across. This work has not been definitely rescheduled at this time.

ATTACHMENTS:

1. Planning Commission meeting agenda for February 24, 2016;
2. Historic Preservation Commission meeting agenda for March 2, 2016;
3. Board of Zoning Appeals cancelation notice for February 16 , 2016;
4. Development Review Committee meeting agendas for February 9, February 16, February 23, and March 1,2016;
5. Historic Preservation Review Committee meeting agendas for February 8, and February 22, 2016; and February 15, and February 29, 2016, cancelation notices;
6. Construction Board of Adjustment and Appeals meeting cancelation notice for February 23, 2016;
7. Affordable Housing Committee meeting agenda for March 1, 2016;
8. Beautification Committee meeting agenda for February 18, 2016;
9. Building Permits and Planning Applications:
 - a. Building Permits Issued 2010-2016 (to date);
 - b. Building Permits Issued Per Month 2010-2016 (to date); and
 - c. Value of Construction 2010-2016 (to date);
 - d. New Single Family/Multi-Family Residential Building Permits Issued Per Month 2010-2016 (to date).
 - e. New Single Family/Multi-Family Residential Building Permits Issued by Neighborhood 2010-2016 (to date);
 - f. New Single Family/Multi-Family Certificates of Occupancy Issued by Neighborhood 2010-2016 (to date);
 - g. New Commercial Construction/Additions Heated Square Footage 2010- 2016 (to date);
 - h. Planning and Community Development Applications Approved 2010-2016 (to date)
10. Planning Active Application Report.



**TOWN OF BLUFFTON
PLANNING COMMISSION MEETING AGENDA**

Theodore D. Washington Municipal Building
Large Meeting Room
Wednesday, February 24, 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 – January 27, 2016

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

VIII. OLD BUSINESS

A. COFA 01-16-9477 - Ratification. Ratification of the action taken at the January 27, 2016 Planning Commission approving a Certificate of Appropriateness requested by Josh K. Tiller for an entrance sign at the Cypress Ridge development including new landscaping, lighting and sign installation. The Cypress Ridge entrance is located at the intersection of Highway 170 and Hulston Land Road, is zoned PUD and within the Jones Estate/Cypress Ridge PUD.

IX. NEW BUSINESS

1. FOR ACTION

A. Zone 12-15-9444. The Applicant, William Tapp, requests a text amendment of the Unified Development Ordinance Article 4, Section 4.3 to allow the use of a café as a conditional use within the Neighborhood Core HD (NC-HD), Neighborhood General HD (NG-HD), Neighborhood Center HD (NCE-HD), Light Industrial (LI), General Mixed Use (GM), Neighborhood Core (NC) and the Rural Mixed Use (RMU) districts; Article 4.4.2 to add provisions for the conditional use and Article 9, Section 9.2 to add a café use definition.

X. DISCUSSION

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

XI. ADJOURNMENT

NEXT MEETING DATE: Wednesday, March 23, 2016

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



TOWN OF BLUFFTON HISTORIC PRESERVATION COMMISSION

Theodore D. Washington Municipal Building
Large Meeting Room
Wednesday, March 2, 2016, 6:00p.m.

I. CALL TO ORDER

II. ROLL CALL

III. NOTICE REGARDING ADJOURNMENT

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

IV. NOTICE REGARDING PUBLIC COMMENTS

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

V. ADOPTION OF AGENDA

VI. ADOPTION OF MINUTES – February 3, 2016

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

VIII. OLD BUSINESS

A. COFA-10-15-9382 - Ratification. Ratification of the action taken at the February 3, 2016 Historic Preservation Commission meeting approving a Certificate of Appropriateness requested by Pearce Scott Architects, on behalf of Eugene Marks, for approval to allow the construction of a new single family residential structure of approximately 1,486 SF, located on the property identified as 5733 Guilford Place (Lot 1A), in the Stock Farm Development and zoned as Neighborhood General-HD.

B. COFA-10-15-9383 - Ratification. Ratification of the action taken at the February 3, 2016 Historic Preservation Commission meeting approving a Certificate of Appropriateness requested by Pearce Scott Architects, on behalf of Eugene Marks, for approval to allow the construction of a new single family residential structure of approximately 1,790 SF and a 100 SF garden structure, located on the property identified as 5739 Guilford Place (Lot 2A), in the Stock Farm Development and zoned as Neighborhood General-HD.

- C. **COFA-10-15-9384 - Ratification.** Ratification of the action taken at the February 3, 2016 Historic Preservation Commission meeting approving a Certificate of Appropriateness requested by Pearce Scott Architects, on behalf of Eugene Marks, for approval to allow the construction of a new single family residential structure of approximately 1,662 SF with a 120 SF garden structure, located on the property identified as 5747 Guilford Place (Lot 3A), in the Stock Farm Development and zoned as Neighborhood General-HD.
- D. **COFA-10-15-9385 - Ratification.** Ratification of the action taken at the February 3, 2016 Historic Preservation Commission meeting approving a Certificate of Appropriateness requested by Pearce Scott Architects, on behalf of Eugene Marks, for approval of a Certificate of Appropriateness to allow the construction of a new single family residential structure of approximately 1,516 SF with a 120 SF garden structure, located on the property identified as 5753 Guilford Place (Lot 4A), in the Stock Farm Development and zoned as Neighborhood General-HD.

IX. NEW BUSINESS

1. FOR ACTION

- A. **Site Feature Permit-HD.** A request by Earl Nightingale, for the approval of a Site Feature Permit-HD to add an exhaust vent concealed to appear like a chimney at north elevation of the existing structure located on the property identified as 55 Calhoun Street in the Old Town Historic District and zoned Neighborhood Center-HD (SFHD-12-15-8521).
- B. **Certificate of Appropriateness – Demolition.** A request by Katherine Harvey, for approval of a Certificate of Appropriateness to allow the demolition of an existing, non-contributing barn located on the property identified as 80 Bridge Street in the Old Town Historic District and zoned as Neighborhood General-HD (COFA-02-16-9507).
- C. **Certificate of Appropriateness.** A request by Mike Vaccaro on behalf of Chris Galbraith, for approval of a Certificate of Appropriateness to allow the construction of a new screened enclosure of approximately 240 SF at the rear of the existing house on the property identified as 3 Head of the Tide and zoned Neighborhood Conservation-HD (COFA-7-15-9282).
- D. **Certificate of Appropriateness.** A request by Mike Vaccaro of Vaccaro Architecture, Inc. on behalf of Bill Herbkersman, for approval of a Certificate of Appropriateness to allow the construction of a mixed use building of approximately 2,075 SF on the property identified as 32 Dr. Mellichamp (lot 20B in the Calhoun Street Promenade) in the Old Town Historic District and zoned as Neighborhood Core-HD (COFA-2-16-9490).

X. DISCUSSION

XI. ADJOURNMENT

NEXT MEETING DATE – Wednesday, April 6, 2016

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



PUBLIC NOTICE

The Board of Zoning Appeals
(BZA)
Meeting scheduled for

Tuesday, February 16, 2016, at 6:00 p.m.

Has been CANCELED

The next meeting is scheduled for
Tuesday, March 15, 2016

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



TOWN OF BLUFFTON DEVELOPMENT REVIEW COMMITTEE MEETING AGENDA

Theodore D. Washington Municipal Building
Large Meeting Room

Tuesday, February 9, 2016, 1:00 p.m.

- I. CALL TO ORDER
- II. ROLL CALL
- III. PUBLIC COMMENTS
- IV. OLD BUSINESS
- V. NEW BUSINESS
 - 1. **Whispering Pines - Subdivision:** A request by Silvio Barclay for the approval of a Subdivision of a 0.5 acre parcel into two separate 0.25 acre lots. The property is located on Whispering Pine Street and is zoned Residential General. The property is identified by tax map numbers R610 039 000 0752 0000, and R610 039 000 0753 0000. (SUB-04-15-009470)
 - 2. **Hampton Lake Amenity Plat – Subdivision:** A request by the Hampton Lake Community Association for the approval of a Subdivision for a parcel that is approximately 7 acres and includes buildings, docks, pool area, parking lot and associated infrastructure. The proposed subdivision is located in Hampton Lake within the Buckwalter PUD. The property is identified by tax map number R614 037 000 0214 0000. (SUB-1-16-9475)
 - 3. **Haven at New Riverside Phase 4B – Subdivision:** A request by Del Webb Communities, Inc. for the approval of a subdivision. The project proposes the construction of 39 new single family residential units and associated infrastructure. The proposed subdivision is located on New Riverside Road within the New Riverside PUD. The property is identified by tax map number R614 035 000 0017 0000. (SUB-01-16-9481)
 - 4. **Seagrass Station Phase 1A – Subdivision:** A request by Centex Homes for the approval of a subdivision. The project proposes the construction of 32 new single family residential units and associated infrastructure. The property is approximately 10.13 acres located on Highway 170 at Verdier Plantation. The proposed subdivision is located in Verdier Plantation within the Village at Verdier PUD. The property is identified by tax map numbers R610 021 000 0017 0000, R610 021 000 0313 0000, and R610 021 000 0652 0000. (SUB-01-16-9480)

5. **Cypress Ridge – Master Plan Amendment:** A request by Thomas & Hutton on behalf of DR Horton, Inc. for the approval of a Master Plan Amendment. The amendment proposes a revision in allowed use of approx. +/- 5.3 acres south of the Cypress Ridge neighborhood entry from storage/maintenance facility to commercial; the revision of commercially designated acres on DR Horton, Inc. owned property in aggregate of +/-4.5 acres; and the relocation of the Cypress Ridge designated amenity area. The project is located on Highway 170 at Cypress Ridge within the Jones Estate PUD. The property is identified by tax map number R610 028 000 0916 0000. (MPA-11-14-8601)

6. **Cypress Ridge – Office Building:** A request by Thomas & Hutton on behalf of DR Horton, Inc. for the approval of an office building and related infrastructure. The project is located on the south east corner of Highway 170 and Mill Creek Boulevard within the Jones Estate PUD. The property is identified by tax map number R614 028 000 0916 0000. (DP-01-16-9486)

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT

NEXT MEETING DATE: Tuesday, February 16, 2016

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



TOWN OF BLUFFTON DEVELOPMENT REVIEW COMMITTEE MEETING AGENDA

Theodore D. Washington Municipal Building
Large Meeting Room
Tuesday, February 16, 2016, 1:00 p.m.

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

1. **Kroger and Mix Use - Preliminary Development Plan:** A request by Thomas and Hutton on behalf of BC Buckwalter, LLC for the approval of a Preliminary Development Plan. The project consists of a Kroger and mixed use development located on the approximately 39 acres in the existing Buckwalter Place development. The mixed use development is anticipated to include a Kroger grocery store, retail, restaurants, 124 multi-family units, and a park and plaza areas. The project is located within the Buckwalter PUD and is identified by tax map numbers R610 029 000 0786 0000, R610 022 000 1096 0000, R610 030 000 1845 0000, R610 022 000 1098 0000, R610 030 000 1860 0000, R614 022 000 0894 0000, R610 030 000 1848 0000, R610 030 000 1844 0000, R610 029 000 1728 0000, R610 030 000 1720 0000, R610 022 000 1101 0000, R610 030 000 1849 0000, R610 029 000 1729 0000, R610 029 000 1719 0000, R610 022 000 1099 0000, R610 022 000 1097 0000, R610 030 000 1649 0000, R620 030 000 1777 0000, R610 029 000 1727 0000. (DP-02-16-9495)

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT

NEXT MEETING DATE: Tuesday, February 23, 2016

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



TOWN OF BLUFFTON DEVELOPMENT REVIEW COMMITTEE MEETING AGENDA

Theodore D. Washington Municipal Building
Large Meeting Room
Tuesday, February 23, 2016, 1:00 p.m.

- I. CALL TO ORDER
- II. ROLL CALL
- III. PUBLIC COMMENTS
- IV. OLD BUSINESS
- V. NEW BUSINESS
 - 1. **Palmetto Bluff Block E - Development Plan Amendment:** A request by Thomas and Hutton on behalf of Palmetto Bluff Preservation Trust for the approval of a Development Plan Amendment. The proposed amendment is to permanently close a portion of Gilded Street from the eastern end of Gilded Street and Mount Pelia Road. The project is located within the Palmetto Bluff PUD and is identified by tax map number R614 046 000 0061 0000. (DPA-02-16-9515)
 - 2. **Grayco Building - Development Plan Amendment 2:** A request by Graves Construction on behalf of SSI Properties, Inc. for the approval of a Development Plan Amendment. The amendment proposes the relocation of the fence and moving the guard house. The property zoned Neighborhood Core and is identified by tax map numbers R610 039 000 0189 0000, R610 039 000 0191 0000, R610 039 000 212A 0000 and R610 039 000 211A 0000. (DP-08-15-9325)
- VI. PUBLIC COMMENTS
- VII. DISCUSSION
- VIII. ADJOURNMENT

NEXT MEETING DATE: Tuesday, March 1, 2016

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



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

Theodore D. Washington Municipal Building
Large Meeting Room

Tuesday, March 1, 2016, 1:00 p.m.

- I. CALL TO ORDER
- II. ROLL CALL
- III. PUBLIC COMMENTS
- IV. OLD BUSINESS
- V. NEW BUSINESS
 - 1. **Possum Point - Subdivision:** A request by Silvio Marclay for the approval of a Subdivision. The project includes the division of a 2.92 acre parcel into 6 lots. The property is zoned Residential General and is identified by tax map number R610 039 0216 0000. (SUB-02-16-9498)
 - 2. **Palmetto Bluff Base Yard – Final Development Plan:** A request by Thomas and Hutton on behalf of May River Forest, LLC for the approval of a Final Development Plan. The property is approximately 14 acres located at the end of Laurel Oak Bay Road. The proposed development consists of RV/trailer parking and related infrastructure. The project is located within the Palmetto Bluff PUD and is identified by tax map number R614 046 000 0062 0000. (DP-08-15-9302)
- VI. PUBLIC COMMENTS
- VII. DISCUSSION
- VIII. ADJOURNMENT

NEXT MEETING DATE: Tuesday, March 8, 2016

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



TOWN OF BLUFFTON
HISTORIC PRESERVATION REVIEW COMMITTEE MEETING AGENDA

Theodore D. Washington Municipal Building
Large Meeting Room
Monday, February 8, 2016, 4:00 p.m.

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

1. **Lot 20B, Calhoun Street Promenade.** A request by Mike Vaccaro of Vaccaro Architecture, Inc., for review of a Certificate of Appropriateness to construct a new mixed use building of approximately 2,075 SF on the property identified as lot 20B in the Calhoun Street Promenade in the Old Town Historic District and zoned as Neighborhood Core-HD. (COFA-2-16-9490)

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT

NEXT MEETING DATE: Monday, February 15, 2016

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



PUBLIC NOTICE

The Historic Preservation Review
Committee (HPRC)
Meeting scheduled for

Monday, February 15, 2016, at 4:00 P.M.

has been CANCELED

The next meeting is scheduled for
Monday, February 22, 2016

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



TOWN OF BLUFFTON
HISTORIC PRESERVATION REVIEW COMMITTEE MEETING AGENDA

Theodore D. Washington Municipal Building
Large Meeting Room
Monday, February 22, 2016, 4:00 p.m.

- I. CALL TO ORDER
- II. ROLL CALL
- III. PUBLIC COMMENTS
- IV. OLD BUSINESS
- V. NEW BUSINESS
 - 1. **5784 Yaupon Road.** A request by Southern Coastal Homes, for review of a Certificate of Appropriateness to construct a single family residence of approximately 1,796 SF with a detached garage of approximately 465 SF on the property identified as 5784 Yaupon Road in the Stock Farm development and zoned Neighborhood General – HD. (COFA-02-16-9505)
 - 2. **80 Bridge Street.** A request by Katherine Harvey, for review of a Certificate of Appropriateness to allow the demolition of an existing barn located on the property identified as 80 Bridge Street in the Old Town Historic District and zoned as Neighborhood General-HD (COFA-02-16-9507).
- VI. PUBLIC COMMENTS
- VII. DISCUSSION
- VIII. ADJOURNMENT

NEXT MEETING DATE: Monday, February 29, 2016

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



PUBLIC NOTICE

The Historic Preservation Review
Committee (HPRC)
Meeting scheduled for

Monday, February 29, 2016, at 4:00 P.M.

has been CANCELED

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

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



PUBLIC NOTICE

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

Tuesday, February 23, 2016, at 6:00 P.M.

Has been CANCELED
due to lack of agenda items

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

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



TOWN OF BLUFFTON
AFFORDABLE HOUSING COMMITTEE MEETING AGENDA

Theodore D. Washington Municipal Building
Large Meeting Room
Tuesday, March 1, 2016
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. FY 2016 Work Plan and Budget Review
 - 2. FY 2017 Work Plan and Budget Review
- VIII. PUBLIC COMMENTS
- IX. DISCUSSION
- X. ADJOURNMENT

NEXT MEETING DATE – Tuesday, April 5, 2016

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



**TOWN OF BLUFFTON
BEAUTIFICATION COMMITTEE MEETING AGENDA**

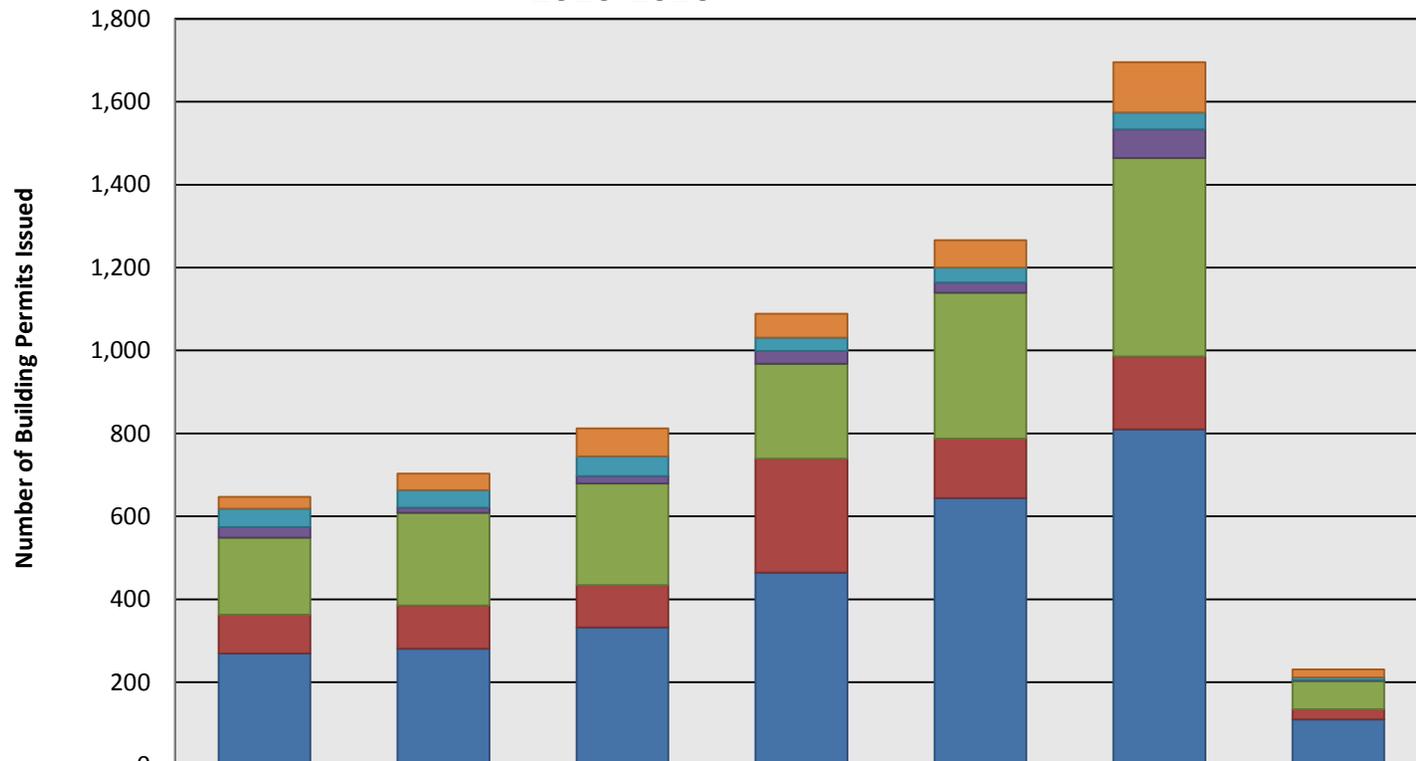
Theodore D. Washington Municipal Building
Large Meeting Room
Thursday, February 18, 2016, 10:00 a.m.

- I. CALL TO ORDER
- II. ROLL CALL
- III. ADOPTION OF THE AGENDA
- IV. ADOPTION OF MINUTES – January 21, 2016
- V. PUBLIC COMMENTS
- VI. OLD BUSINESS
 - 1. Update of the proposed Bluffton Parkway Circle Improvements encroachment permit and contracts
 - 2. Update of proposed May River Road Tree Replacements
- VII. NEW BUSINESS
- VIII. DISCUSSION
 - 1. Continued discussion of the Adopt-a-Planter program
- IX. ADJOURNMENT

NEXT MEETING DATE: Thursday, March 17, 2016

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

Town of Bluffton Building Permits Issued 2010-2016



	2010	2011	2012	2013	2014	2015	2016 To Date
Other Commercial	28	40	67	58	66	121	19
Commercial Addition	45	42	48	32	36	41	7
New Commercial Construction/ Tenant Upfit	25	12	18	31	25	69	2
Other Residential	186	224	245	229	351	478	68
Residential Addition	94	104	102	275	144	176	25
New Single Family/Multi-Family Residential	269	281	332	464	644	810	110

Year

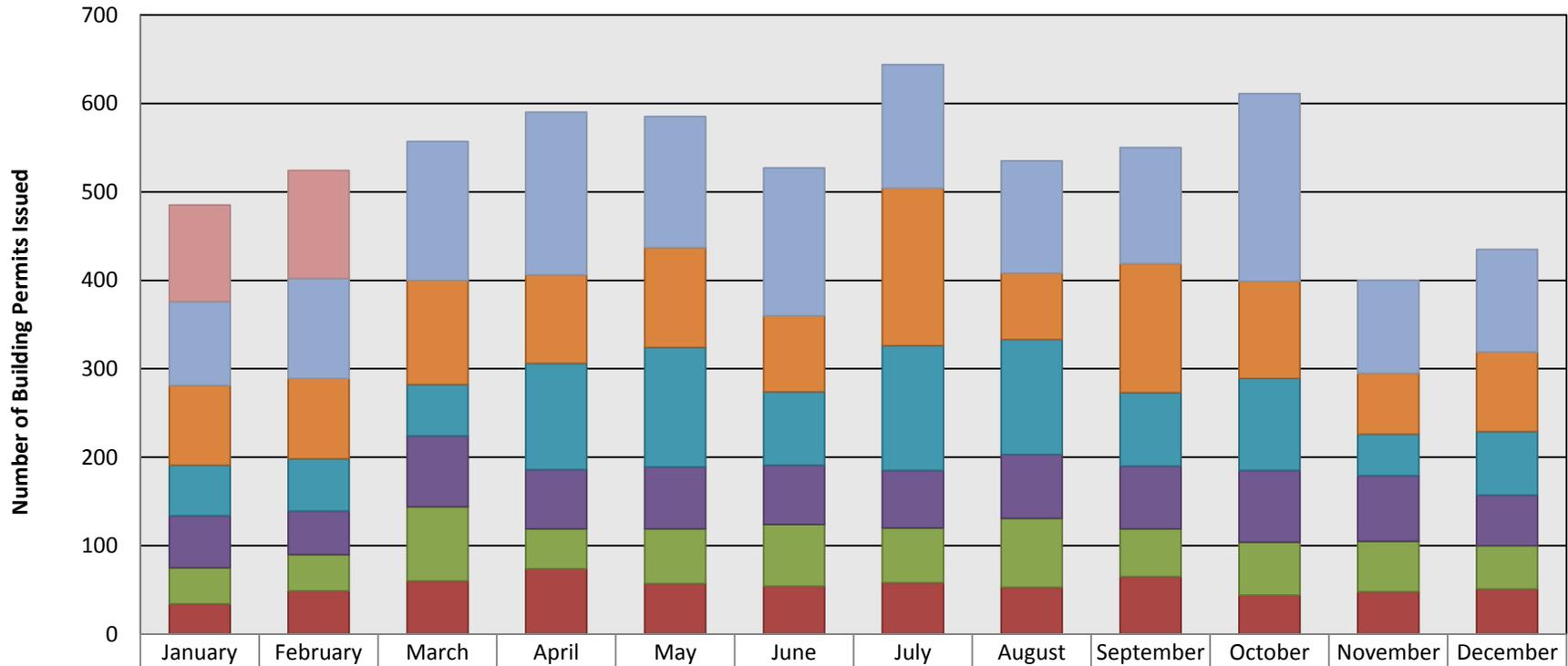
Notes: 1. "Other" Building Permits include permits for demolition, electrical, plumbing, gas, irrigation, HVAC replacement, pool/spa, roof repair, tent, construction trailer, fire sprinkler system, fire alarm system, and manufactured home replacement.

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

3. The monthly average of building permits issued in 2016 (year to date) is 115 per month which is a 18% decrease of building permits issued on a monthly basis from 2015.

Updated March 1, 2016

Town of Bluffton Building Permits Issued Per Month 2010-2016

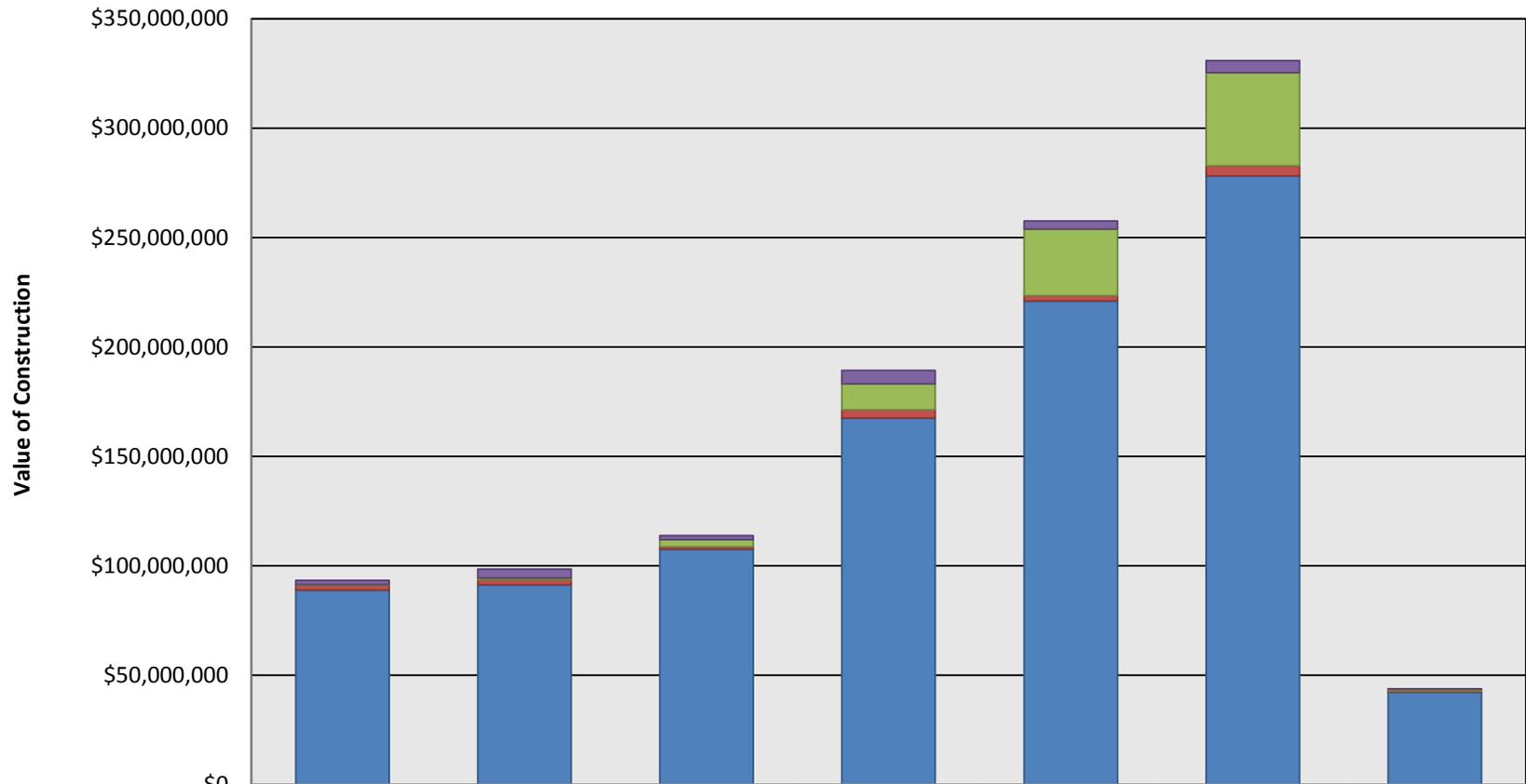


	January	February	March	April	May	June	July	August	September	October	November	December
2016	109	122										
2015	95	113	157	184	148	167	140	127	131	212	105	116
2014	90	91	118	100	113	86	178	75	146	110	69	90
2013	57	59	58	120	135	83	141	130	83	104	47	72
2012	59	49	80	67	70	67	65	72	71	81	74	57
2011	41	41	84	45	62	70	62	78	54	60	57	49
2010	34	49	60	74	57	54	58	53	65	44	48	51
2009	0	0	0	0	0	0	0	0	0	0	0	0

Notes: 1. "Other" Building Permits include permits for demolition, electrical, plumbing, gas, irrigation, HVAC replacement, pool/spa, roof repair, tent, construction trailer, fire sprinkler system, fire alarm system, and manufactured home replacement.
 2. Building Permits Issued excludes those Building Permits which were voided or withdrawn.

Month

Town of Bluffton Value of Construction 2010-2016



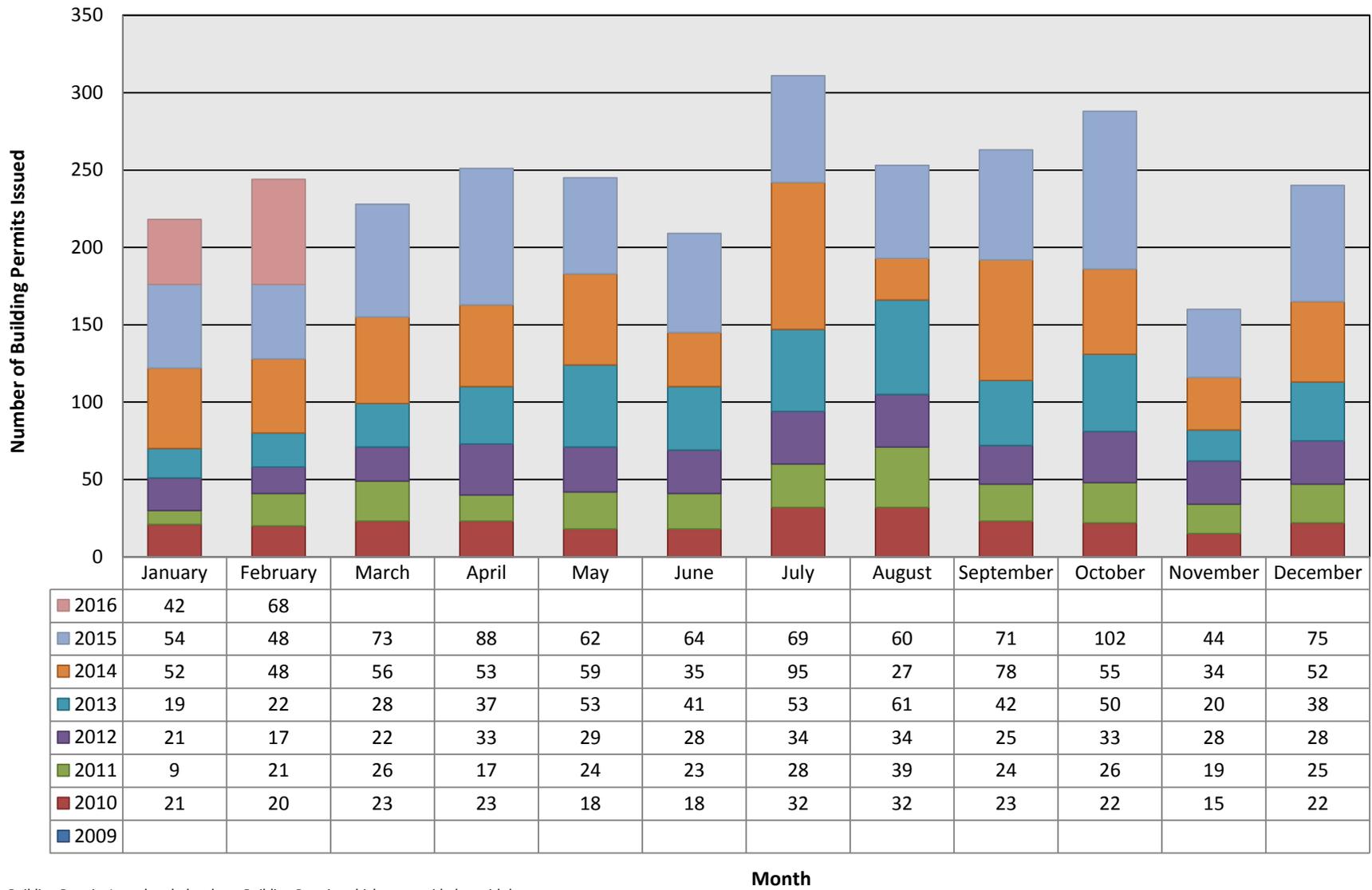
	2010	2011	2012	2013	2014	2015	2016 To Date
Commercial Additions	\$1,900,201	\$4,043,767	\$1,829,112	\$6,108,604	\$3,581,161	\$5,640,708	\$186,940
New Commercial/ Tenant Upfits	\$456,337	\$852,545	\$3,265,626	\$12,026,404	\$30,496,645	\$42,515,253	\$728,311
Residential Additions/ Renovations	\$2,129,051	\$2,279,051	\$1,115,065	\$3,729,782	\$2,519,255	\$4,652,929	\$635,620
New Single Family/ Multi-Family	\$88,820,755	\$91,316,936	\$107,490,514	\$167,435,317	\$220,887,215	\$278,078,709	\$42,159,342

Year

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

Updated March 1, 2016

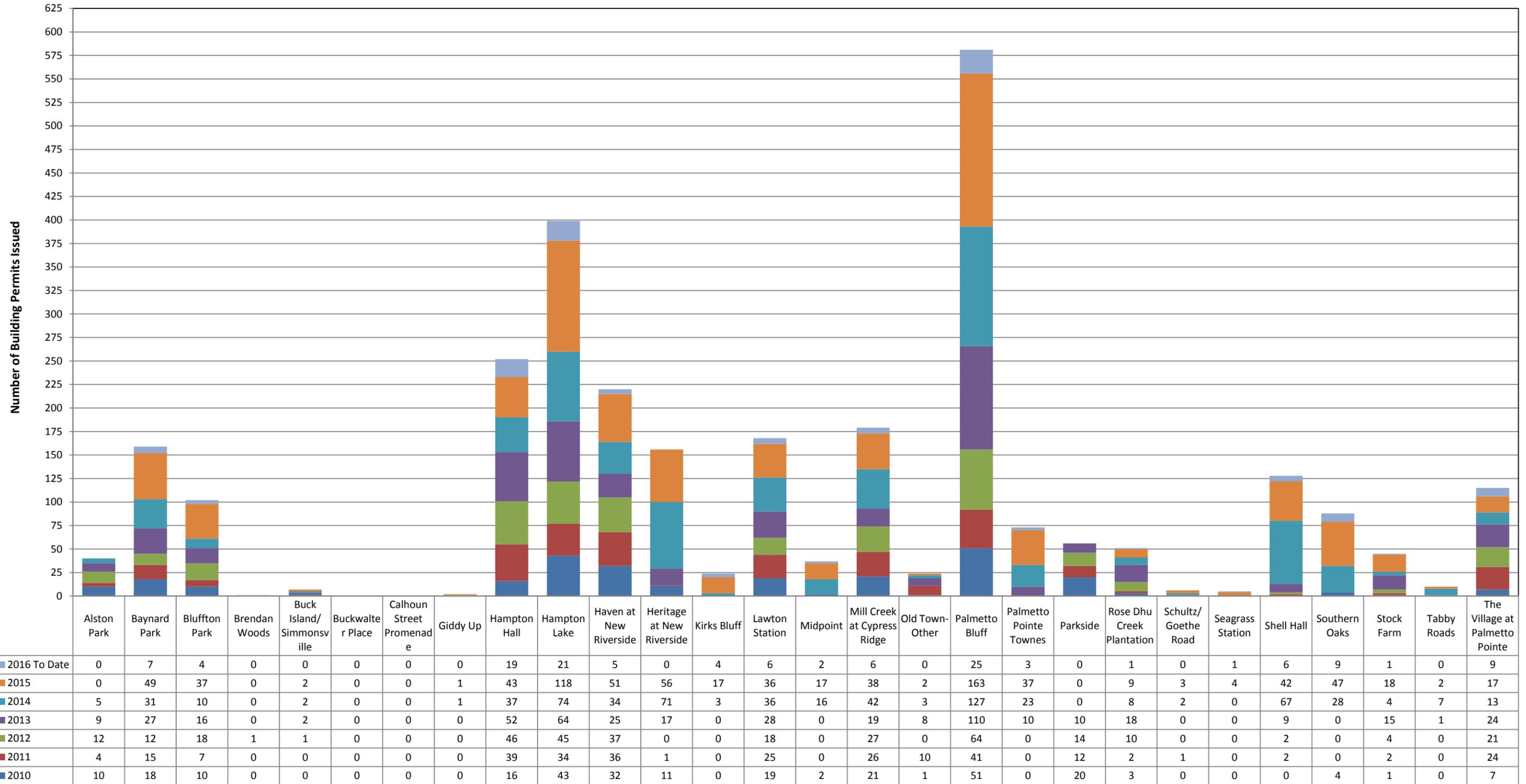
Town of Bluffton New Single Family/ Multi-Family Residential Building Permits Issued Per Month 2010-2016



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

Updated March 1, 2016

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

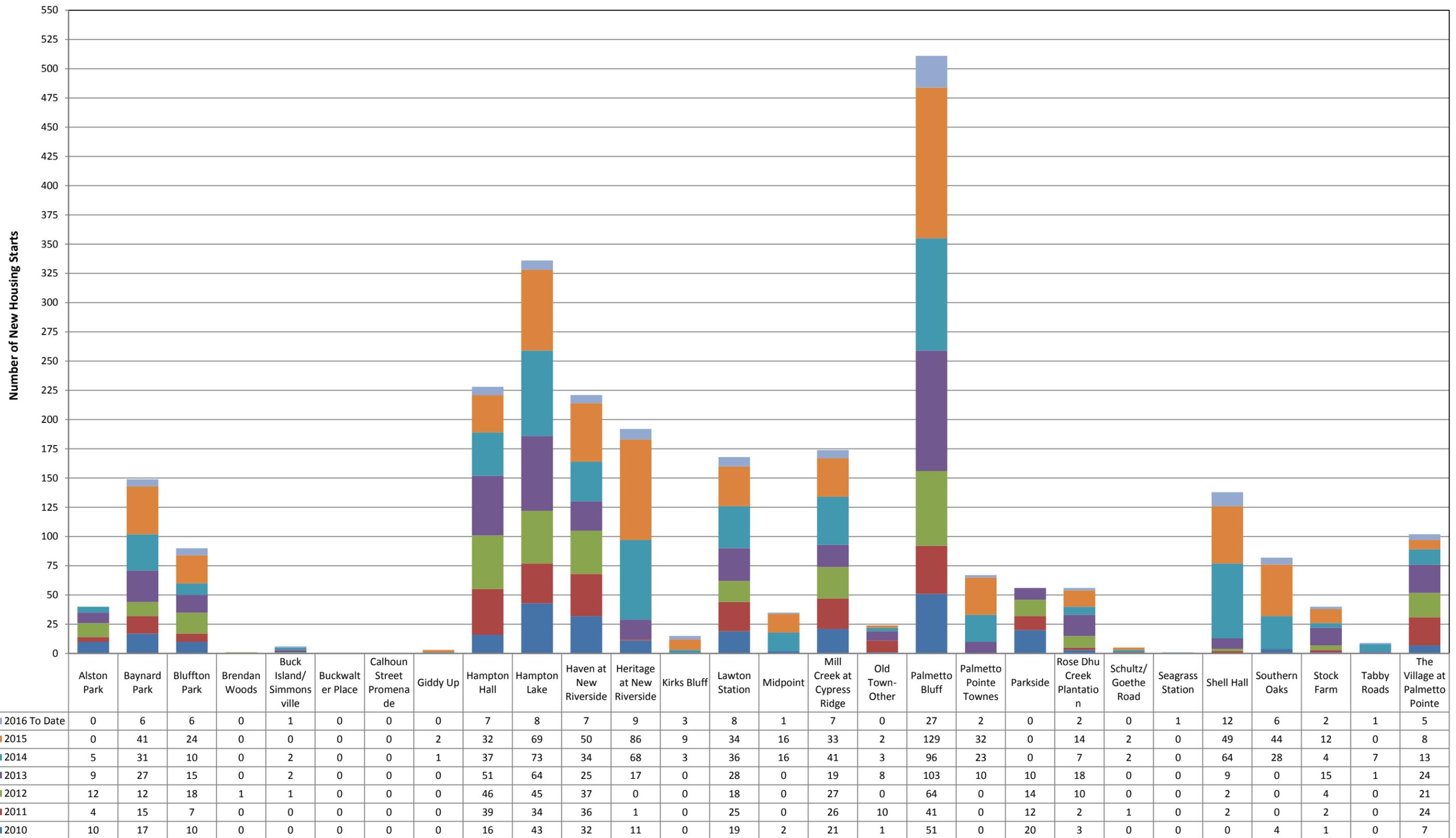


Note: The Building Permits Issued excludes those Building Permits which were voided or withdrawn

Neighborhood

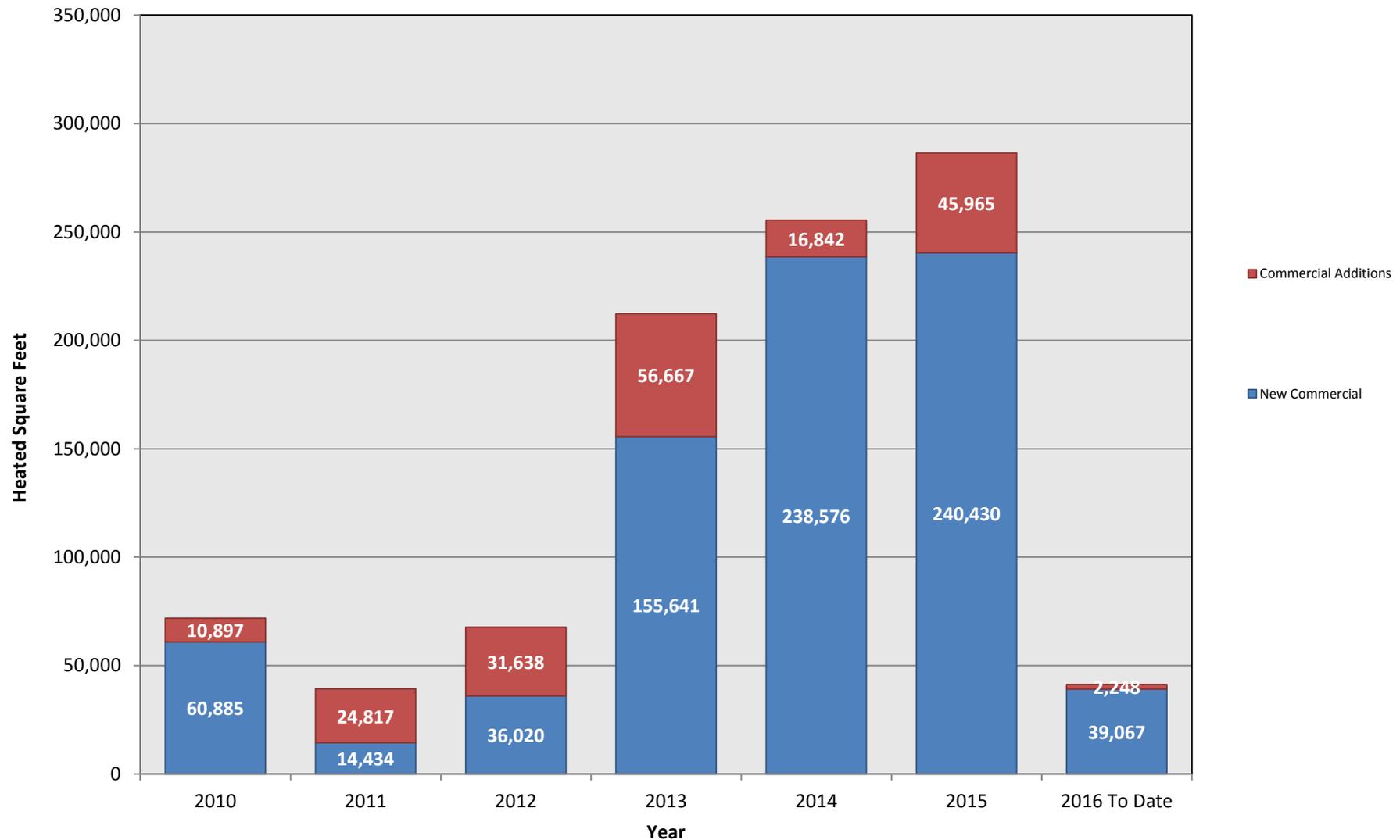
Updated March 1, 2016

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



Neighborhood

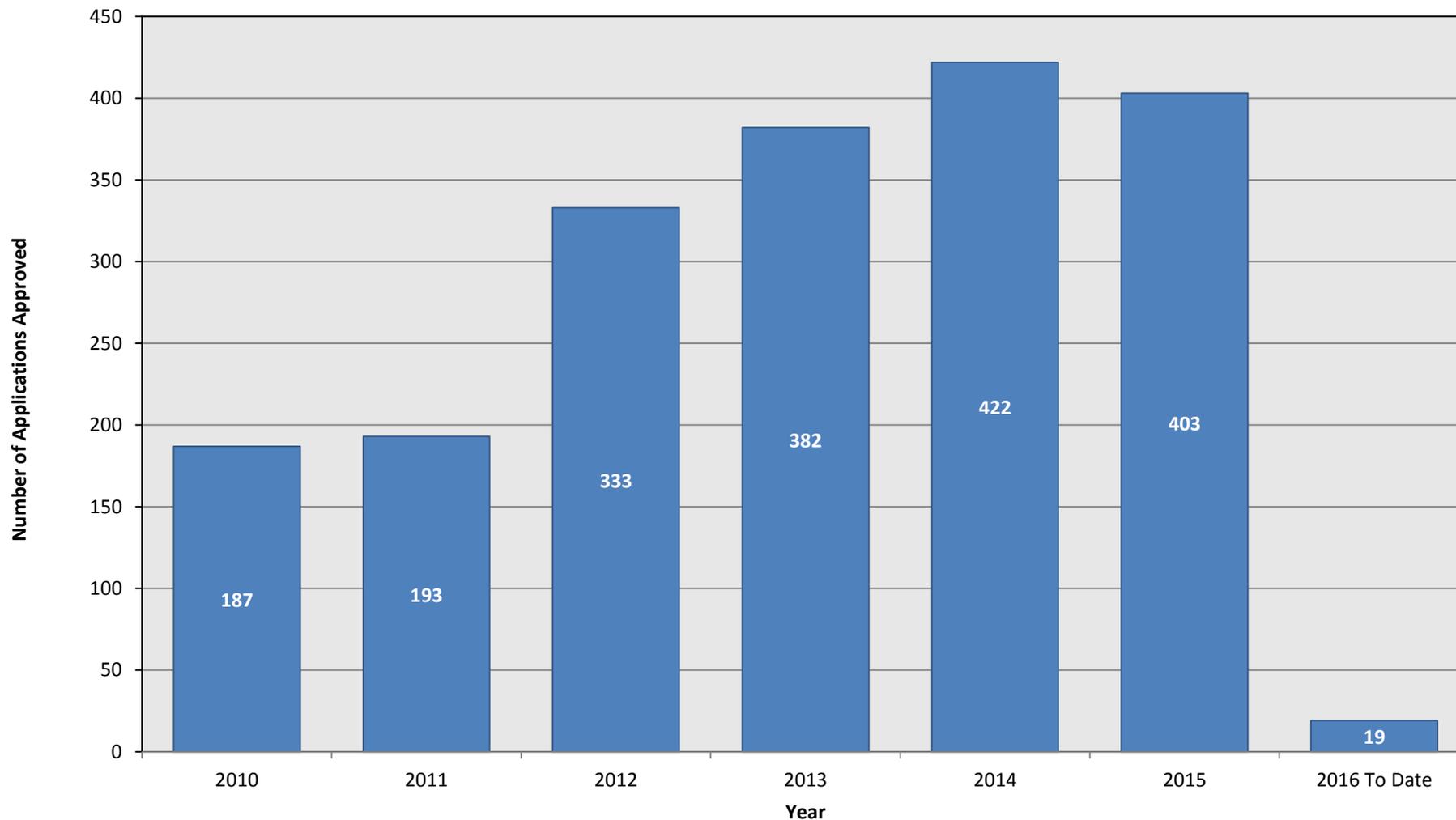
Town of Bluffton New Commercial Construction and Additions Heated Square Footage 2010 - 2016



Note: The monthly average of additional commercial square footage in 2016 (year to date) is 20,697 which is a 13% decrease of additional commercial square footage from 2015.

Updated March 1, 2016

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





Growth Management Application Update Report

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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

ATTACHMENT 10

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-01-16-009477	01/20/2016	3430W OKATIE HWY	Certificate of Appropriateness	Active	Kendra Lelie
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Applicant: JK Tiller Associates Inc **Owner:** THOMAS AND HUTTON

PLAN DESCRIPTION: The applicant is requesting a Certificate of Appropriateness for the entrance design of the intersection of Hulston Landing Road and HWY 170.
 Status: Application was approved with conditions at the 1/27/2016 Planning Commission meeting. Staff is awaiting revised plans for conformance to conditions.

PROJECT NAME: CYPRESS RIDGE

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. At the December 1st PC meeting, the application 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: WALMART AT CROSSROADS

COFA-12-15-009448	12/28/2015	0	Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: JLL, Inc. **Owner:** Buckwalter Business Park Property Owners Association

PLAN DESCRIPTION: The applicant is requesting approval for two dealerships located at the intersection of Buckwalter Parkway and Fording Island Road. The facility will contain an approximately two 25000 SF dealerships including sales floor, offices and service bays.
 STATUS: The application was reviewed at the January 27, 2016 Planning Commission meeting and approved with conditions. Staff is awaiting updated materials. Once submitted, they will be reviewed to ensure that they meet the conditions of the approval and the Certificate of Appropriateness granted.

PROJECT NAME: BUCKWALTER BUSINESS PARK

Historic District



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 10

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
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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
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Applicant: Storm Solutions of the Low Country, LLC **Owner:** Glenda Mikulak

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

PROJECT NAME:

COFA-10-15-009382	10/19/2015	5733 GUILFORD PL	Certificate of Appropriateness	Active	Katie Peterson
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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. The application was reviewed at the October 26th HPRC meeting. A final application was reviewed at the February 3rd HPC meeting.
STATUS: Updated materials have been submitted, they will be reviewed to ensure that they meet the conditions of the approval and the Certificate of Appropriateness granted. Application to be ratified at the March 2, 2016 HPC meeting.

PROJECT NAME: STOCK FARM

COFA-02-16-009490	02/01/2016	32 DR MELLICHAMP	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 a 2000 SF mixed use building.
STATUS: The application was reviewed at the February 8th 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 March 2nd meeting.

PROJECT NAME: CALHOUN STREET PROMENADE



Growth Management Application Update Report

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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

ATTACHMENT 10

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
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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 was reviewed at the November 30th HPRC meeting and the January 6th 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 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 240 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. 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 March 2nd meeting.

PROJECT NAME: STOCK FARM



Growth Management Application Update Report

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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

ATTACHMENT 10

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
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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)
STATUS: The application was reviewed at the December 7th HPRC meeting and the January 6th HPC meeting and approved with conditions. Staff is awaiting updated materials. Once submitted, they will be reviewed to ensure that they meet the conditions of the approval and the Certificate of Appropriateness granted.

PROJECT NAME: CALHOUN STREET PROMENADE

COFA-10-15-009384	10/19/2015	5747 GUILFORD PL	Certificate of Appropriateness	Active	Katie Peterson
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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. The application was reviewed at the October 26th HPRC meeting. A final application was reviewed at the February 3rd HPC meeting.
STATUS: Updated materials have been submitted, they will be reviewed to ensure that they meet the conditions of the approval and the Certificate of Appropriateness granted. Application to be ratified at the March 2, 2016 HPC meeting.

PROJECT NAME: STOCK FARM

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



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 10

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

Certificate of Appropriateness

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

Owner: Curt Seymour

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

PROJECT NAME: OLD TOWN

COFA-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 the January 6th 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

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

Owner: Shoreline Construction and Development, LLC

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

PROJECT NAME: CALHOUN STREET PROMENADE



Growth Management Application Update Report

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ATTACHMENT 10

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

Certificate of Appropriateness

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

Owner: leslie lessig

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

STATUS: The application was reviewed at the August 24th HPRC meeting and 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	Katie Peterson
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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. The application was reviewed at the October 26th HPRC meeting. A final application was reviewed at the February 3rd HPC meeting.

STATUS: Updated materials have been submitted, they will be reviewed to ensure that they meet the conditions of the approval and the Certificate of Appropriateness granted. Application to be ratified at the March 2, 2016 HPC meeting.

PROJECT NAME: STOCK FARM

COFA-02-16-009536	02/26/2016	35 THOMAS HEYWARD ST	Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: Kara Hurst

Owner: Kara Hurst

PLAN DESCRIPTION: The applicant is requesting a COFA for the construction of a an addition to an existing house and a new carriage house.

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 March 7th meeting.

PROJECT NAME: OLD TOWN



Growth Management Application Update Report

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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ATTACHMENT 10

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

Certificate of Appropriateness Amendment

COAA-09-15-009356	09/29/2015	1 CAPTAINS CV	Certificate of Appropriateness Amendment	Active	Erin Schumacher
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Applicant: SC Land Development Inc **Owner:** The Dispensary, LLC

PLAN DESCRIPTION: The applicant is requesting to amend COFA-05-13-5813 to add two barn style doors - one at each rear elevation - modifications to the fenestration of both buildings, an egress stairs to the second floor of building 11 and some modifications to the building envelope of building 9. The application was reviewed by the full HPC at the October 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 Amendment granted. Approved 10/23/2015

AMENDMENT: The applicant is amending the application to change the material of the siding and placement of signage on the buildings. As of 1/19/2015, the applicant is proposing an additional change to the rear elevation and has asked for the application to be put on hold until the design drawings can be submitted.

PROJECT NAME: OLD TOWN

Total Certificate of Appropriateness Amendment Cases: 1

Development Plan

Development Plan

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

PLAN DESCRIPTION: The Applicant is requesting the approval of a Development Plan for a multi-family development. The proposed site will include 300 residential units. Status: Preliminary comments provided at the 12/22/2015 DRC meeting. The applicant submitted a Final Application on 2/22/2016. Staff is currently reviewing the application for review at the 3/8/2016 DRC meeting.

PROJECT NAME: HAMPTON LAKE RESORT TRACT C



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 10

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

Development Plan

DP-01-16-009486	01/25/2016	0	Development Plan	Active	Kendra Lelie
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Applicant: Thomas & Hutton

Owner: THOMAS AND HUTTON

PLAN DESCRIPTION: The applicant is requesting a Development Plan for the construction for an office building and related infrastructure.
 Status: The Preliminary Development Plan application was reviewed at the 2/9 DRC meeting. Staff is awaiting submission of the Final Development Plan application.

PROJECT NAME: CYPRESS RIDGE

DP-02-16-009495	02/03/2016	0	Development Plan	Active	Kendra Lelie
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Applicant: Thomas and Hutton

Owner: BC Buckwalter LLC

PLAN DESCRIPTION: The Applicant is requesting a Development Permit for a Kroger and mixed use development located on the approx. 39 acres in the existing Buckwalter Place development. The mixed use development is anticipated to include a Kroger grocery store, retail, restaurants, 124 multi family units and a park and plaza areas.
 Status: The Preliminary Development Plan was reviewed at the 2/16/2016 DRC meeting. Staff is awaiting submission of the Final Development Plan.

PROJECT NAME: BUCKWALTER PLACE

Final 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



Growth Management Application Update Report

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Department of Growth Management

Office of Planning and Community Development

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

ATTACHMENT 10

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

Development Plan

DP-09-15-009350 09/28/2015 Development Plan Active Pat Rooney

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: Staff received revised plans on 2/22/2016 and reviewed the plans for conformance with previous comments. A staff report was issued on 3/1/2015.

PROJECT NAME: WALMART AT CROSSROADS

DP-08-15-009304 08/04/2015 Development Plan Active Pat Rooney

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



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

ATTACHMENT 10

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

Development Plan

DP-08-15-009325	08/26/2015	345 BUCK ISLAND RD	Development Plan	Active	Kendra Lelie
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Applicant: Carolina Engineering Consultants, Inc. **Owner:** Gray Holdings LLC

PLAN DESCRIPTION: Second Amendment

The Amendment includes relocation of the guard shack, relocation of existing fence, placement of new fence and the relocation of landscape plantings.

Status: The application was reviewed at the 2/23/2016 DRC meeting. Staff is awaiting updated materials. Once submitted, they will be reviewed to ensure that they meet the conditions of the approval.

First Amendment

The Amendment expands the building by 625 square feet to allow a truck loading dock along the left hand side building elevation along with minor paving modifications to allow the trucks adequate room to access the new loading dock area. It also includes shifting the drive aisle that parallels Buck Island Road by 10 feet to provide greater separation from the existing trees that are being preserved. This approval is based on the Site Development Plans for Grayco, prepared by Carolina Engineering Consultants, Inc. last revised 12/21/2015 and the Landscape Plan prepared by Jackson and Small Associates last revised 2-5-2016.

Original Development Plan

The proposed project consists of a new 22,500 SF Grayco building supply showroom/ warehouse and lumber yard located on 7.4 acres on Buck Island Road. This approval is based on Site Development Plans for Grayco, prepared by Carolina Engineering Consultants Inc., last revised September 23, 2015. Approved with conditions 9/24/2015

PROJECT NAME: GRAYCO

Preliminary Development Plan

DP-10-15-009380	10/15/2015		Development Plan	Active	Pat Rooney
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Applicant: Thomas and Hutton **Owner:** HL DEVELOPMENT

PLAN DESCRIPTION: The applicant is requesting a preliminary development plan approval for Hampton Lake- Phase 5 located west of Lake Bluff Drive. The project consists of 93 residential lots and associated infrastructure.

STATUS: Project placed on hold by the Applicant.

PROJECT NAME: HAMPTON LAKE PHASE 5



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 10

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

Development Plan

DP-12-15-009426	12/08/2015	0 LOST OAKS DR	Development Plan	Active	Kendra Lelie
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Applicant: JJL, Inc. **Owner:** WTS Bluffton

PLAN DESCRIPTION: 2-26-2015 | The Applicant is requesting Approval of a Final Development Plan for two automobile dealerships to be located within the Buckwalter Business Park Master Plan.
 12-8-2015 | The Applicant is requesting Approval of a Development Plan for two automobile dealerships to be located within the Buckwalter Business Park Master Plan.
 Status: Staff is awaiting updated information and revised plans in response to comments provided at the 12/22/2015 DRC meeting for Final DP submission.

PROJECT NAME: BUCKWALTER BUSINESS PARK

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

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

STATUS: Awaiting resubmittal

PROJECT NAME: PALMETTO BLUFF BLOCK J

DP-12-15-009454	12/31/2015		Development Plan	Active	Kendra Lelie
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Applicant: Thomas and Hutton **Owner:** Pure Acquisitions LLC

PLAN DESCRIPTION: Final Development Plan Submitted on 2/16/2016.
 Status: Application is under staff review for the March 8, 2016 DRC meeting.

Preliminary
 The applicant is requesting approval of a Development Plan for Hampton Lake Phase 4. The project consists of forty-nine (49) residential lots, Hampton Lake Expansion and associated infrastructure. Comments were provided to the applicant at the Design Review Commission meeting on January 19, 2016. The applicant will need to provide revisions to obtain approval.
 Status: Final submittal received February 16, 2016 for staff review.

PROJECT NAME: HAMPTON LAKE PHASE 4



Growth Management Application Update Report

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ATTACHMENT 10

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

Development Plan

Total Development Plan Cases: 11

Development Plan Amendment

Non PUD

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

Owner: Calhoun Street Development, LLC

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

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

PROJECT NAME: CALHOUN STREET PROMENADE

Total Development Plan Amendment Cases: 1

Master Plan

NA



Growth Management Application Update Report

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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ATTACHMENT 10

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

Subdivision Plan

General

SUB-02-16-009535	02/26/2016		Subdivision Plan	Active	Theresa Thorsen
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Applicant: Centex Homes

Owner: Centex Homes

PLAN DESCRIPTION: The applicant is requesting a subdivision into 33 single family residential lots within Block 3B of Baynard Park. STATUS: Still under review and awaiting comments which are due March 10, 2015. May be on March 15 DRC agenda. 2/29/2016

PROJECT NAME: BAYNARD PARK PHASE 3B

SUB-3-14-7257	03/14/2014		Subdivision Plan	Active	Theresa Thorsen
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Applicant: Thomas & Hutton Engineering Co.

Owner: May River Forest, LLC

PLAN DESCRIPTION: 12-10-2015] The Applicant is requesting approval for a Subdivision Amendment to convert the remaining property along Mason Street to common area. The original parcel SC-6 has been split into two parcels. The undeveloped area of SC-6. 1.29 acres is proposed as common area on the enclosed plat. The parcel shown as SC-9 on the recorded subdivision plat will remain at 0.38 acres but is proposed to be common area. Status: 12/22/2015 Application was approved at DRC.

PROJECT NAME: PALMETTO BLUFF SPORTS CAMPUS

SUB-02-16-009498	02/08/2016	9 POSSUM POINT LN	Subdivision Plan	Active	Theresa Thorsen
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Applicant: Silvio Marclay

Owner: Silvio Marclay

PLAN DESCRIPTION: The applicant would like to request a subdivision of 2.92 acres into 6 lots. The applicant would like to reside in the house located on property with 1 acre. The remainder of the acreage would then be subdivided into 5 lots for his family to reside in.

PROJECT NAME:



Growth Management Application Update Report

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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

ATTACHMENT 10

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

Zoning Action

ZONE-12-15-009444 12/16/2015 7 LAWTON ST Zoning Action Active Kendra Lelie

Applicant: Mameem and Maudie, LLC **Owner:** Chris Johnson

PLAN DESCRIPTION: The Applicant is requesting a UDO Text Amendment approval to allow cafe to be a conditional use in all districts where a restaurant is a conditional use.
Status: Application was reviewed at the 2/24/2016 Planning Commission meeting. Planning Commission recommended the application with conditions to the Town Council.
1st reading of the application is scheduled for the 3/8/2016 TC meeting and for 2nd reading/public hearing at the 4/12/2016 TC meeting.

PROJECT NAME: OLD TOWN

Zoning Variance

ZONE-02-16-009504 02/11/2016 12 LAWRENCE ST Zoning Action Active Erin Schumacher

Applicant: Tyler Melnick **Owner:** Tyler Melnick

PLAN DESCRIPTION: Tyler Melnick, the owner, is requesting a variance to approve a side setback of 3.0 feet from the western boundary line to save a 21 inch Southern Magnolia tree along Lawrence Street.
Status: Application is under review and is scheduled for the March 15th, 2016 Board of Zoning Appeals meeting.

PROJECT NAME: OLD TOWN

Total Zoning Action Cases: 3

Total Active Cases: 55

Total Plan Cases: 55