



GROWTH MANAGEMENT UPDATE

March 10, 2015

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

- a. **Planning Commission:** February 25, 2015 meeting agenda attached. Next meeting scheduled for March 25, 2015.
- b. **Historic Preservation Commission:** March 4, 2015 meeting agenda attached. Next meeting scheduled for April 1, 2015.
- c. **Board of Zoning Appeals:** February 17, 2015 meeting cancellation notice attached. Next meeting scheduled for March 17, 2015.
- d. **Development Review Committee:** February 10, February 24, and March 3, 2015 meeting agendas and February 17, 2015 cancellation notice attached. Next meeting scheduled for March 10, 2015.
- e. **Historic Preservation Review Committee:** February 9 and February 23, 2015 meeting agendas and February 16 and March 2, 2015 cancellation notice attached. Next Meeting scheduled for March 9, 2015.
- f. **Construction Board of Adjustment and Appeals:** February 24, 2015 meeting cancellation notice attached. Next meeting scheduled for March 24, 2015.
- g. **Affordable Housing Committee:** March 3, 2015 meeting agenda attached. Next meeting scheduled for April 7, 2015.
- h. **Beautification Committee:** February 19, 2015 meeting agenda attached. Next meeting scheduled for March 19, 2015.
- i. **Buck Island Simmonsville Neighborhood Plan Committee:** Next meeting scheduled for March 16, 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.** One home repair is currently out for contractor bids. 5 home repairs have bids and contractors have been selected to begin work. 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 approved the Affordable Housing Strategy and 5 year Work Plan at the February 10, 2015 meeting. The Plan is a long term affordable housing strategy, updated work plan, and budget which includes a recommendation for recurring source of funding for the Plan. Town Council determined that this Strategy and Work Plan is a priority for the FY 2016 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. The Beautification Committee recommended a FY 16 Work Plan to Town Council for consideration in the Strategic Planning sessions and will continue to work on drafting a 5 year Work Plan and Budget for Council's consideration once the Beautification Plan is finalized which is expected in the last quarter of FY 15.
- b. The Committee is also continuing work on the long-range Beautification Plan to guide and prioritize future beautification efforts. 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. **EnerGov Enterprise Launch.** On March 2, 2015, EnerGov Enterprise went live replacing the previous desktop version of the Town's permitting, licensing, and development tracking software. This new software offers an improved online Citizen Access Portal allowing Town customers to complete and track many of their transactions remotely. This was a town-wide effort involving multiple Departments.

5. Staff Announcements:

- a. **Building Safety Quarterly Meeting.** The Office of Building Safety hosted its quarterly meeting with local contractors to review and discuss building codes & building inspection process on March 2, 2015 in Ulmer Auditorium at the Theodore D. Washington Municipal Building.

ATTACHMENTS:

1. Planning Commission agenda for February 25, 2015;
2. Historic Preservation Commission meeting agenda for March 4, 2015;
3. Board of Zoning Appeals cancelation notice for February 17, 2015;
4. Development Review Committee meeting agendas for February 10, February 24, and March 3, 2015 and cancelation notice for February 17, 2015;
5. Historic Preservation Review Committee meeting agendas for February 9 and February 23, 2015 and cancelation notices for February 16 and March 2, 2015;
6. Construction Board of Adjustment and Appeals meeting cancelation notice for February 24, 2015;
7. Affordable Housing Committee meeting agenda for March 3, 2015;
8. Beautification Committee meeting agenda for February 19, 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, February 25, 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 28, 2015](#)

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

VIII. OLD BUSINESS

IX. NEW BUSINESS

1. PUBLIC HEARING – ACTION REQUIRED

- A. [Restaurants/Outdoor Patios and Cafes – Conditional Use 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 Article 9 Definitions to Allow Restaurants as Conditionally Permitted Uses in Certain Districts and Establish Regulations as Such, Including for the Provision of Outdoor Patios and Cafes. \(Zone 1-15-8882\)](#)**

- B. [Lighting Ordinance Amendment: A request by the Unified Development Ordinance Administrator for Recommendation of Approval to Town Council of an Amendment to Article 5 Design Standards of the Unified Development Ordinance to Revise the Applicability of Lighting Standards. \(Zone 1-15-8881\)](#)

X. DISCUSSION

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

XI. ADJOURNMENT

NEXT MEETING DATE: Wednesday, March 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, March 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 - February 4, 2015](#)

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

VIII. OLD BUSINESS

IX. NEW BUSINESS

1. FOR ACTION

- A. [Certificate of Appropriateness. A request by Boshaw Residential, LLC on behalf of Laurie Montano and Jack Novotny, for approval of a Certificate of Appropriateness-HD 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 #35 located at 18 Stock Farm Road in the Stock Farm Development in the Old Town Bluffton Historic District, and zoned Neighborhood Core-HD \(COFA-12-14-8727\).](#)
- B. [Certificate of Appropriateness. A request by Scott Middleton of Southern Coastal Homes for approval of a Certificate of Appropriateness to construct a new single family residence of approximately 2,525 SF and Carriage House of approximately 512 SF on the property is identified as lot # 21B at 5804 Ginkgo Lane in the Stock Farm Development and is zoned as Neighborhood General-HD \(COFA-2-15-8949\).](#)

- C. [Certificate of Appropriateness. A request by Mike Vaccaro of Ludtke & Vaccaro Architects, LLC. for approval of a Certificate of Appropriateness to construct a mixed use building of approximately 2,450 SF located on the property identified as lot #11B at 1299 May River Road in the Calhoun Street Promenade Development and zoned as Neighborhood Core-HD \(COFA-2-15-8958\).](#)
- D. [Certificate of Appropriateness. A request by Mike Vaccaro of Ludtke & Vaccaro Architects, LLC. for approval of a Certificate of to construct a mixed use building of approximately 2,880 SF located on the property identified as lot #11A at 1301 May River Road in the Calhoun Street Promenade Development and zoned as Neighborhood Core-HD \(COFA-2-15-8956\).](#)
- E. [Certificate of Appropriateness. A request by Mike Vaccaro of Ludtke & Vaccaro Architects, LLC. for approval of a Certificate of Appropriateness to construct an office building of approximately 1,850 SF located on the property identified as lot #2C at 21 Promenade Street in the Calhoun Street Promenade Development and zoned as Neighborhood Core-HD \(COFA-2-15-8957\).](#)

2. INFORMAL REVIEW - DISCUSSION ONLY

- A. **Tidal Cottages.** Sean Barth to present an informational update regarding the Tidal Cottages project for discussion and comment by the HPC.

X. DISCUSSION

- 1. **Update on Assessment of Building Heights in Stock Farm.** Staff to present findings.

XI. ADJOURNMENT

NEXT MEETING DATE – Wednesday, April 1, 2015

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



PUBLIC NOTICE

The Board of Zoning Appeals
(BZA)

Meeting scheduled for

Tuesday, February 17, 2015, at 6:00 P.M.

Has been CANCELED
due to lack of agenda items

The next meeting is scheduled for
Tuesday, March 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, February 10, 2015, 1:00 p.m.

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

- 1. Buckwalter Park Stock Pile:** A request by Carolina Engineering Consultants for the approval of site development plans for the Buckwalter Park-Stock Pile. The proposed development will consist of clearing approximately 10 acres of land in order to stock pile dirt for 3 additional future soccer fields as shown on the approved park's Master Plan. The site is located at 900 Buckwalter Parkway and is identified by tax map number R620-038-000-0053-0000. The property is zoned Planned Unit Development (PUD) and will be reviewed based on the requirements set forth in the Buckwalter PUD. (DP-1-15-8897)

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT

NEXT MEETING DATE: Tuesday, February 17, 2015

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



PUBLIC NOTICE

The Development Review
Committee (DRC)
Meeting scheduled for

Tuesday, February 17, 2015, at 1:00 P.M.

Has been CANCELED
due to lack of agenda items

The next meeting is scheduled for
Tuesday, February 24, 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, February 24, 2015, 1:00 p.m.

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

- 1) **Dyess Air Facility – Bluffton Park – Final Development Plan Application:** A request by Dyess Air / Mitch Dyess (Applicant) for the review of development plans for a 8,700 SF commercial office / warehouse, parking and associated infrastructure located at the intersection of Persimmon Street and Hornbeam Street. The subject site is approximately .9 acres and the owner is currently purchasing an adjacent .23 acres tract from Bluffton Park Property Owner's Association in order to increase the overall acreage to 1.14 acres. The site is identified by the tax map number of R610-031-000-1438-0000 and is zoned Planned Unit Development (PUD). This application will be reviewed based on the requirements set forth in the Schultz PUD and the Bluffton Park Initial Master Plan. (DP-2-15-8953)

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. 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 the Town of Bluffton policies.



TOWN OF BLUFFTON DEVELOPMENT REVIEW COMMITTEE MEETING AGENDA

Theodore D. Washington Municipal Building

Large Meeting Room

Tuesday, March 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 – Moreland Block L – Development Plan Amendment:** A request by Thomas and Hutton Engineering Company for approval of a Development Plan Amendment for Palmetto Bluff, Moreland Block L. The previously approved Development Plan consists of a mixed use development of 82 residential lots, 30 multifamily units, commercial/retail, amenities and parks. The proposed amendments include revisions to lot phasing, lot reconfigurations, street modifications, and parking lot additions. The project is identified by Tax Map Number R614-052-000-0059-0000, located at the end of Old Moreland Road and zoned PUD. (DP-2-15-9028)

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT

NEXT MEETING DATE: Tuesday, March 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, February 9, 2015, 4:00 p.m.

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

- 1. 5804 Ginkgo Lane.** A request by Scott Middleton of Southern Coastal Homes for review of a Certificate of Appropriateness for the construction of a new single family residence of approximately 2,525 SF and Carriage House of approximately 512 SF on the property is identified as lot 21B in the Stock Farm Development and is zoned as Neighborhood General-HD (COFA-2-15-8949).
- 2. 5810 Ginkgo Lane.** A request by Scott Middleton of Southern Coastal Homes for review of a Certificate of Appropriateness for the construction of a new single family residence of approximately 2,250 SF and Carriage House of approximately 512 SF on the property is identified as lot 21A in the Stock Farm Development and is zoned as Neighborhood General-HD (COFA-2-15-8950).
- 3. 1299 May River Road.** A request by Mike Vaccaro of Ludtke & Vaccaro Architects, LLC. for review of a Certificate of Appropriateness for the construction of a mixed use building of approximately 2,450 SF located on the property identified as lot 11B in the Calhoun Street Promenade Development and zoned as Neighborhood Core-HD (COFA-2-15-8958).
- 4. 1301 May River Road.** A request by Mike Vaccaro of Ludtke & Vaccaro Architects, LLC. for review of a Certificate of Appropriateness for the construction of a mixed use building of approximately 2,880 SF located on the property identified as lot 11A in the Calhoun Street Promenade Development and zoned as Neighborhood Core-HD (COFA-2-15-8956).
- 5. 21 Promenade Street.** A request by Mike Vaccaro of Ludtke & Vaccaro Architects, LLC. for review of a Certificate of Appropriateness for the construction of an office building of approximately 1,850 SF located on the property identified as lot 2C in the Calhoun Street Promenade Development and zoned as Neighborhood Core-HD (COFA-2-15-8957).

- VI. PUBLIC COMMENTS
- VII. DISCUSSION
- VIII. ADJOURNMENT

NEXT MEETING DATE: Monday, February 16, 2015

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



PUBLIC NOTICE

The Historic Preservation Review
Committee (HPRC)
Meeting scheduled for

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

has been CANCELED

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

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



TOWN OF BLUFFTON HISTORIC PRESERVATION REVIEW COMMITTEE MEETING AGENDA

Theodore D. Washington Municipal Building
Large Meeting Room
Monday, February 23, 2015, 4:00 p.m.

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

1. **5810 Ginkgo Lane (revision).** A request by Scott Middleton of Southern Coastal Homes for review of a Certificate of Appropriateness for the construction of a new single family residence of approximately 1,800 SF and Carriage House of approximately 512 SF on the property is identified as lot 21A in the Stock Farm Development and is zoned as Neighborhood General-HD (COFA-2-15-8950).

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT

NEXT MEETING DATE: Monday, March 2, 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, March 2, 2015, at 4:00 P.M.

has been CANCELED

The next meeting is scheduled for
Monday, March 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, February 24, 2015, at 6:00 P.M.

Has been CANCELED
due to lack of agenda items

The next meeting is scheduled for
Tuesday, March 24, 2015

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



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

Theodore D. Washington Municipal Building
Large Meeting Room
Tuesday, March 3, 2015
10:00 a.m.

- I. CALL TO ORDER
- II. ROLL CALL
- III. ADOPTION OF AGENDA
- IV. ADOPTION OF MINUTES – February 10, 2015
- V. PUBLIC COMMENTS
- VI. OLD BUSINESS
- VII. NEW BUSINESS
 - 1. Strategic Plan - Update.
 - 2. Neighborhood Assistance Program – Update.
 - 3. Affordable Housing Strategies Work Program.

Affordable Housing Committee input to the Work Program Tasks.

- VIII. PUBLIC COMMENTS
- IX. DISCUSSION
- X. ADJOURNMENT

NEXT MEETING DATE – Tuesday, April 7, 2015

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



**TOWN OF BLUFFTON
BEAUTIFICATION COMMITTEE MEETING AGENDA**

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

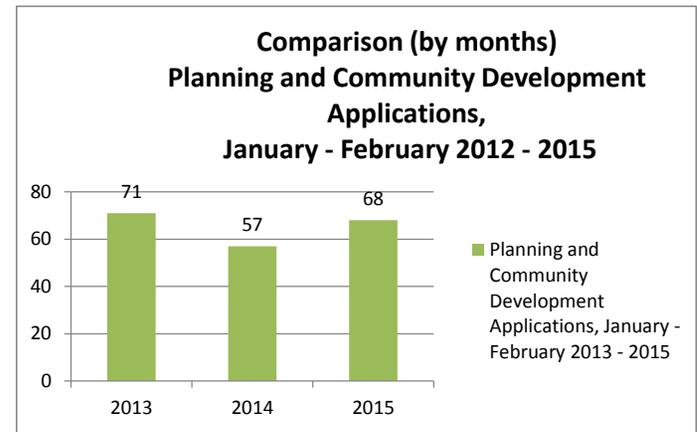
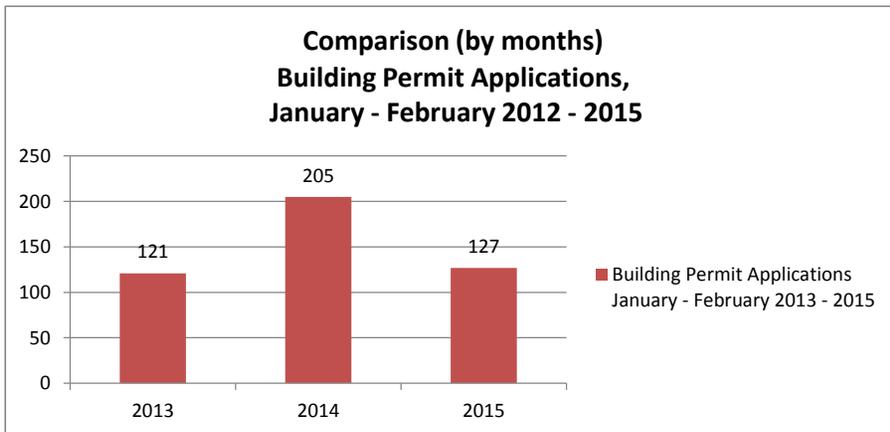
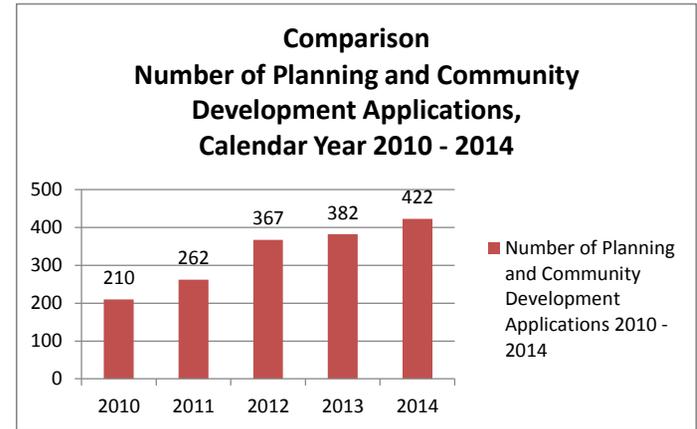
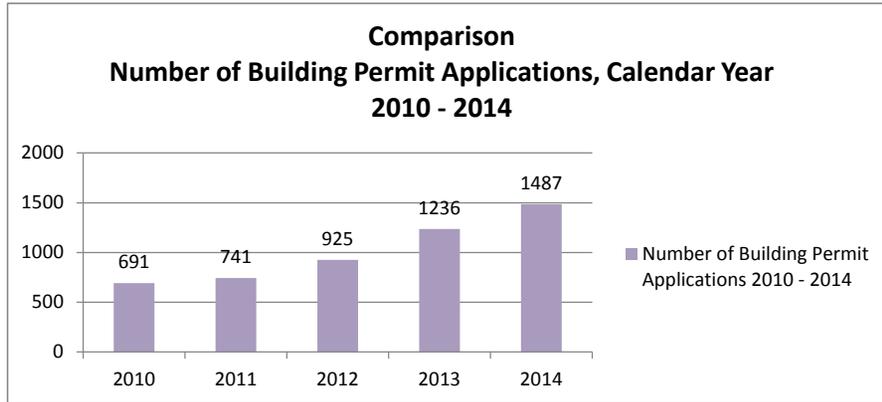
- I. CALL TO ORDER
- II. ROLL CALL
- III. ADOPTION OF THE AGENDA
- IV. ADOPTION OF MINUTES – December 18, 2014
- V. PUBLIC COMMENTS
- VI. OLD BUSINESS
 - 1. Review and summarize beautification recommendations discussed at the previous meeting for May River Road within the Historic District.
 - 2. Update 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.
 - 2. FY16 Work Program and Budget.
 - 3. 2015 Arbor Day Event.
- VIII. DISCUSSION
- IX. ADJOURNMENT

NEXT MEETING DATE: Thursday, March 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

Attachment 9

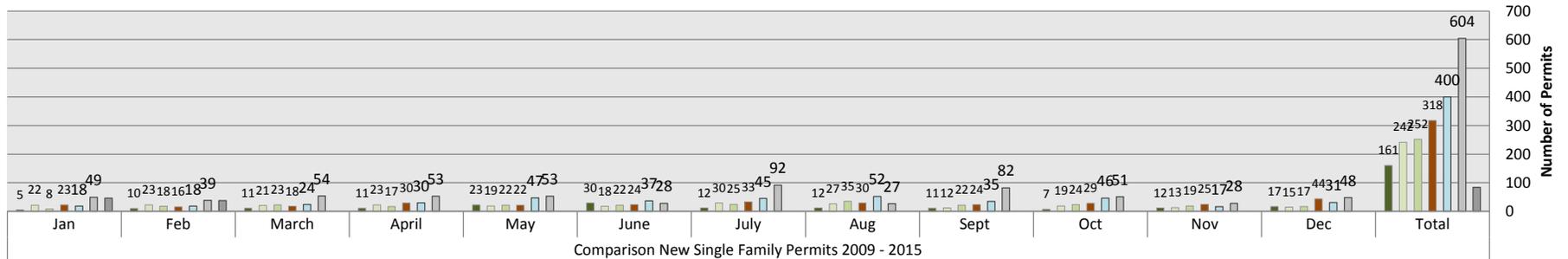


**Town of Bluffton
 Department of Growth Management
 Office of Building Safety
 Monthly Permit Issuance Report**

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	38	\$ 15,245,439	38	0	\$ -	0	1	\$ 800,000	6,082
March					\$ -				
April					\$ -				
May					\$ -				
June					\$ -				
July					\$ -				
Aug					\$ -				
Sept					\$ -				
Oct					\$ -				
Nov					\$ -				
Dec					\$ -				
Totals	84	\$ 36,594,024	84	0	\$ -	0	1	\$ 800,000	6,082

**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

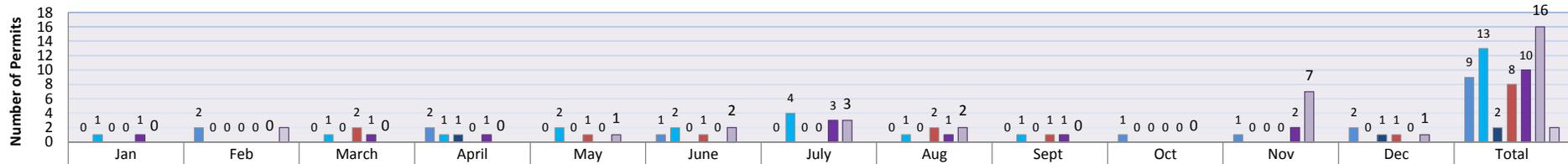
■ 2009	5	10	11	11	23	30	12	12	11	7	12	17	161
■ 2010	22	23	21	23	19	18	30	27	12	19	13	15	242
■ 2011	8	18	23	17	22	22	25	35	22	24	19	17	252
■ 2012	23	16	18	30	22	24	33	30	24	29	25	44	318
■ 2013	18	18	24	30	47	37	45	52	35	46	17	31	400
■ 2014	49	39	54	53	53	28	92	27	82	51	28	48	604
■ 2015	46	38											84

TOWN OF BLUFFTON
 Comparison of Single Family Construction
 (Calendar Year)
 1/1/2010 to 2/28/2015

Location	2010	2011	2012	2013	2014	2015
Alston Park	10	4	12	9	5	0
Baynard Park	17	15	13	27	31	6
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	6
Hampton Lake	42	35	45	65	74	15
Haven at New Riverside	32	36	37	25	34	9
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	1
Mill Creek at Cypress Ridge	21	25	24	19	46	4
Old Town-Other	0	10	0	2	3	0
Palmetto Bluff	27	26	43	74	80	16
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	2
Shultz/Goethe Road	0	0	0	2	0	0
Southern Oaks	3	0	0	0	28	7
Stock Farm	1	1	2	8	2	9
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	89

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

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



	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
■ 2009	0	2	0	2	0	1	0	0	0	1	1	2	9
■ 2010	1	0	1	1	2	2	4	1	1	0	0	0	13
■ 2011	0	0	0	1	0	0	0	0	0	0	0	1	2
■ 2012	0	0	2	0	1	1	0	2	1	0	0	1	8
■ 2013	1	0	1	1	0	0	3	1	1	0	2	0	10
■ 2014	0	0	0	0	1	2	3	2	0	0	7	1	16
■ 2015	0	2											2

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr	Parcel Number
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Project Name: TABBY ROADS EAST

<u>COFA-1-15-8788</u>	1/5/15	1251 MAY RIVER RD	Certificate of Appropriateness	Active	Schumacher,Erin	R614 039 00A 0003 0000
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Applicant: SC Land Development, Inc. **Owner:** Vaux & Marscher, P.A.

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 approved with conditions by the HPC at the February 4th meeting. 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

<u>COFA-2-15-8958</u>	2/3/15	1299 MAY RIVER RD	Certificate of Appropriateness	Active	Schumacher,Erin	R614 039 00A 0353 0000
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Applicant: Michael Vaccaro **Owner:** State Of Mind Partners LLC

Description: The Applicant is requesting a Certificate of Appropriateness - HD to construct a two story building with retail space.

STATUS: The application was reviewed at the February 9th HPRC meeting and comments provided to the Applicant. A final submission has been submitted and Staff is reviewing it for conformation with the UDO. It is scheduled for full HPC for review at the March 4, 2015 meeting.

Project Name: CALHOUN STREET PROMENADE

<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
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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
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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 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-2-15-8949</u>	2/2/15	5804 GINKGO LN	Certificate of Appropriateness	Active	Schumacher,Erin	R610 039 000 1497 0000
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Applicant: Southern Coastal Homes **Owner:** Southern Coastal Homes

Description: The applicant is requesting approval to build a new single family home with detached garage.

STATUS: The application was reviewed at the February 9th HPRC meeting and comments provided to the Applicant. A final submission has been submitted and Staff is reviewing it for conformation with the UDO. It is scheduled for full HPC for review at the March 4, 2015 meeting.

Project Name: STOCK FARM

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. A final submission has been submitted and Staff is reviewing it for conformation with the UDO. It is scheduled for full HPC for review at the March 4, 2015 meeting.

Project Name: STOCK FARM

<u>COFA-2-15-8957</u>	2/3/15	21 PROMENADE ST	Certificate of Appropriateness	Active	Schumacher,Erin	R614 039 00A 0359 0000
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Applicant: Michael Vaccaro

Owner: State Of Mind Partners LLC

Description: The Applicant is requesting a Certificate of Appropriateness - HD to construct a two story building with office space.

STATUS: The application was reviewed at the February 9th HPRC meeting and comments provided to the Applicant. A final submission has been submitted and Staff is reviewing it for conformation with the UDO. It is scheduled for full HPC for review at the March 4, 2015 meeting.

Project Name: CALHOUN STREET PROMENADE

<u>COFA-12-14-8648</u>	12/4/14	210 BLUFFTON RD	Certificate of Appropriateness	Active	Schumacher,Erin	R614 039 00A 0318 0000
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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 approved with conditions by the HPC at the February 4th meeting. 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-2-15-8950</u>	2/2/15	5810 GINKGO LN	Certificate of Appropriateness	Active	Schumacher,Erin	R610 039 000 1498 0000
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Applicant: Southern Coastal Homes

Owner: Southern Coastal Homes

Description: The applicant is requesting approval to build a single family home with detached garage.

STATUS: The application was reviewed at the February 9th HPRC meeting and comments provided to the Applicant. A revised conceptual submission has been submitted and was reviewed at the February 23, 2015 HPRC meeting. Comments were provided to the Applicant and Town Staff is awaiting the submission of a final application for full HPC review.

Project Name: STOCK FARM

<u>COFA-2-15-8956</u>	2/3/15	1301 MAY RIVER RD	Certificate of Appropriateness	Active	Schumacher,Erin	R614 039 00A 0345 0000
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Applicant: Michael Vaccaro

Owner: Joanne Williamson

Description: The Applicant is requesting a Certificate of Appropriateness - HD to construct a two story building with first floor restaurant and second floor office space.

STATUS: The application was reviewed at the February 9th HPRC meeting and comments provided to the Applicant. A final submission has been submitted and Staff is reviewing it for conformation with the UDO. It is scheduled for full HPC for review at the March 4, 2015 meeting.

Project Name: CALHOUN STREET PROMENADE

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr	Parcel Number
<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-10-14-8397</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-8-14-8134</u>	8/18/14	81 CALHOUN ST	Certificate of Appropriateness	Active	Schumacher,Erin	R610 039 00A 0102 0000
Applicant: SC Land Development, Inc.		Owner: Matthew Shoemaker				
Description: The Applicant requests approval of a Certificate of Appropriateness – HD for an addition to the existing ancillary structure.						
STATUS: The project was reviewed at the August 25th HPRC meeting and comments provided to the Applicant. Staff is awaiting revised materials and a final application to proceed with the full HPC review. Additionally, the applicant has submitted a Preliminary Development Plan for review of the overall site plan and to assist in resolving an outstanding zoning violation regarding the parking lot use of the rear yard.						
Project Name: OLD TOWN						

Total Number of Certificate of Appropriateness Plans: 15

Certificate of Appropriateness Amendment

Highway Corridor Overlay District

<u>COAA-2-15-9086</u>	2/24/15	3035 OKATIE HWY	Certificate of Appropriateness Amendment	Active	Schumacher,Erin	R617 029 000 0023 0000
Applicant: National Healthcare Corporation		Owner: National Healthcare Corporation				
Description: The applicant is requesting an amendment to COFA-7-14-8025. The revisions include the following: The roof dormers have been deleted on the North, East, South, and West Elevations. The metal roofing at the front entry has been changed to shingles on the North Elevation. The pre-fabricated lean-to greenhouse has been deleted on the East Elevation. The high protruding window in the gable at the south side of the dining room has been deleted on the East, South, and West Elevations.						
STATUS: Approved.						
Project Name: NATIONAL HEALTH CARE PHASE 2						

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr	Parcel Number
<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: Awaiting resubmittal to comments provided at the 02/10/2015 DRC hearing

Project Name: BUCKWALTER REGIONAL PARK

Total Number of Development Plan Plans: 12

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
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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

<u>DPA-2-15-8988</u>	2/9/15	1297 MAY RIVER RD	Development Plan Amendment	Active	Lelie,Kendra	R614 039 00A 0354 0000
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Applicant: Apex Land & Development Co., LLC

Owner: Calhoun Street Development, LLC

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.

Project Name: CALHOUN STREET PROMENADE

PUD

<u>DPA-2-15-9028</u>	2/16/15	853 OLD MORELAND RD	Development Plan Amendment	Active	Rooney,Pat	R614 052 000 0079 0000
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Applicant: Thomas & Hutton

Owner: May River Forest, LLC

Description: The Applicant is requesting a Development Plan Amendment to add two parking lots, one will be for cars and the other for trailers. Three lots are being added and five of the original lots will now become four lots.

STATUS: Application under review. DRC hearing scheduled for March 3, 2015

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr	Parcel Number
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Project Name: PALMETTO BLUFF-MORELAND

<u>DPA-2-15-9098</u>	2/25/15	0	Development Plan Amendment	Active	Rooney,Pat	R614 028 000 0024 0000
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Applicant: Thomas & Hutton **Owner:** Thomas & Hutton

Description: The applicant is requesting an Amendment to an Amendment to the Approved plans associated with DPA-8-12-4609.

STATUS: Plans currently under review . Staff comments due by 3/4/2015.

Project Name: CYPRESS RIDGE PHASE 5A & B

Total Number of Development Plan Amendment Plans: 4

Master Plan

NA

<u>MP-9-14-8284</u>	9/15/14		Master Plan	Active	Lelie,Kendra	R600 039 000 1129 0000
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Applicant: Key Engineering, Inc. **Owner:** Jim Saba

Description: The Applicant requests approval of a Planned Unit Development Master Plan for JC's Cove.

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

Total Number of Master Plan Plans: 1

Master Plan Amendment

Minor

<u>MPA-1-15-8915</u>	1/27/15		Master Plan Amendment	Active	Rooney,Pat	R614 036 000 0474 0000
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Applicant: Riverside Road LLC **Owner:** Riverside Road LLC

Description: The applicant is requesting approval of a Minor Master Plan Amendment which is revising project phasing, product type to 63 attached units in phase 3, 16 detached in phase 4A and 36 detached in phase 4B. Also revise to add connection between phases, consolidate 4 existing lots to add an amenity and revise to add sidewalks only on main entrance road.

STATUS: Awaiting resubmittal. Staff provided initial comments to the Applicant on 2/9/2015.

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr	Parcel Number
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Project Name: SOUTHERN OAKS PHASE 3

Total Number of Master Plan Amendment Plans: 1

Pre Application

NA

<u>PreA-2-15-9022</u>	2/12/15	4375 BLUFFTON PKWY	Pre Application	Active	Lelie,Kendra	R610 031 000 0967 0000
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Applicant: Off Island Thrift/Cancer Awareness **Owner:** Off Island Thrift/Cancer Awareness

Description: Karen Matthews, owner of Off Island Thrift is requesting a preapplication meeting to change Crazy Beach Thrift to a Liquor Store.

Project Name: BLUFFTON PARK PHASE C-1

<u>PreA-2-15-9107</u>	2/26/15	8 STATE OF MIND ST	Pre Application	Active	Peterson,Katie	R610 039 00A 0326 0000
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Applicant: Pearce Scott Architects, Inc. **Owner:** Eugene Marks

Description: The applicant is requesting a pre application meeting for a building pad approximately 3338 square feet and the structure will be a two story Main Street Building with a colonnade.

Project Name: CALHOUN STREET PROMENADE

<u>PreA-2-15-8954</u>	2/3/15	194 BLUFFTON RD	Pre Application	Active	Peterson,Katie	R610 039 00A 014B 0000
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Applicant: Christopher Epps **Owner:** Christopher Epps

Description: The Applicant is requesting a Pre-Application meeting to discuss construction of an office building.

Project Name: CALHOUN STREET PROMENADE

<u>PreA-1-15-8821</u>	1/9/15	5839 GUILFORD PL	Pre Application	Active	Peterson,Katie	R610 039 000 1497 0000
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Applicant: Southern Coastal Homes **Owner:** Southern Coastal Homes

Description: The Applicant requests a Pre-Application Meeting to discuss the construction of two single family homes with detached garages.

Project Name: STOCK FARM

<u>PreA-1-15-8825</u>	1/12/15	6 LAWRENCE ST	Pre Application	Active	Peterson,Katie	R610 039 00A 0273 0000
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Applicant: Greg John **Owner:** Greg John

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr	Parcel Number
<u>PreA-2-15-9103</u>	2/26/15	15 ALLJOY RD	Pre Application	Active	Peterson,Katie	R610 039 00B 0353 0000

Applicant: Ryan Yocco

Owner: Ryan Yocco

Description: The applicant is requesting a pre application meeting to discuss a setback variance for the property located at 15 All Joy Road. "The lot is required to have a septic system and there is an existing SCE&G overhead power line easement running along the entire rear lot line. With the triangular lot shape and given the required set -backs, based on the lot length along All Joy (front) 160', the lot is unbuildable. It would be possible to make the front along Confederate Ave. (40') but the setbacks would still need to be reduced."

Project Name: GIDDY UP

Pre Ap Development Plan

<u>PreA-2-15-8952</u>	2/2/15	47 STOCK FARM RD	Pre Application	Active	Peterson,Katie	R610 039 000 0298 0000
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Owner: Florolina LLC

Applicant: Robert Policy

Description: The Applicant is requesting a Pre-Application meeting to discuss a new single family home.

Project Name: STOCK FARM

Total Number of Pre Application Plans: 12

Subdivision Plan

General

<u>SUB-2-15-9023</u>	2/13/15		Subdivision Plan	Active	Rooney,Pat	R610 030 000 0116 0000
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Applicant: Town of Bluffton

Owner: University Investments, LLC

Description: The applicant is requesting approval of a ROW acquisition for road construction. This is for Phase 5B of Bluffton Parkway.

STATUS: Plans under review. DRC hearing scheduled for 3/3/2015.

Project Name: BLUFFTON PKWY PHASE 5B

<u>SUB-2-15-9035</u>	2/16/15		Subdivision Plan	Active	Rooney,Pat	R614 035 000 0017 0000
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Applicant: Del Webb Communities Inc

Owner: Del Webb Communities Inc

Description: The Applicant is requesting a Subdivision Plan to subdivide 52 single family lots within the Haven at New Riverside Block 4 into Haven at New Riverside Block 4A with infrastructure.

STATUS: Plans under review. DRC hearing scheduled for 3/10/2015.

Project Name: HAVEN AT NEW RIVERSIDE BLOCK 4A

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr	Parcel Number
<u>SUB-7-14-8003</u>	7/29/14		Subdivision Plan	Active	Rooney,Pat	R614 046 000 0062 0000
Applicant:	Thomas and Hutton		Owner:	May River Forest, LLC		
Description: The Applicant is requesting approval for a Subdivision - General application to define and convey approximately 1.7 miles of Old Moreland Road and 43.15 acres to the Palmetto Bluff Preservation Trust Inc. The application was reviewed at the August 19, 2014 DRC meeting and staff comments were provided.						
STATUS: Called Brad Rife for a staus update. Still awaiting resubmittal in response to staff comments provided at the 8/19/14 DRC.						
Project Name: PALMETTO BLUFF PHASE 1						
<u>SUB-1-15-8856</u>	1/16/15		Subdivision Plan	Active	Rooney,Pat	R610 028 000 0024 0000
Applicant:	Thomas & Hutton		Owner:	D R Horton Inc		
Description: The Applicant is requesting a Subdivision Plan to create 15 single family residential lots and infrastructure. Project presented at 2/3/2015 DRC meeting.						
STATUS: Awaiting surety approval to stamp plats						
Project Name: CYPRESS RIDGE PHASE 5B-2						
<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						
<u>SUB-8-14-8069</u>	8/6/14		Subdivision Plan	Active	Rooney,Pat	R614 046 000 0062 0000
Applicant:	Thomas & Hutton		Owner:	May River Forest, LLC		
Description: The Applicant is requesting a Subdivision Plan for eleven single family lots, common area, proposed roadway, water, sewer, and drainage for Palmetto Bluff Block J 1. The application was reviewed by the DRC at the 8/26/14 meeting.						
STATUS: AwaitingrResubmittal in response to staff comments proided at the 8/26/14 DRC meeting.						
Project Name: PALMETTO BLUFF BLOCK J1						
<u>SUB-2-15-9024</u>	2/13/15		Subdivision Plan	Active	Rooney,Pat	R610 030 000 0138 0000
Applicant:	Town of Bluffton		Owner:	INLAND BLUFFTON, LLC		
Description: The applicant is requesting approval of a ROW acquisition for road construction. This is for the Phase 5B Bluffton Parkway project.						
STATUS: Project under review. DRC scheduled for 3/3/2015						
Project Name: BLUFFTON PKWY PHASE 5B						
<u>SUB-7-14-8002</u>	7/29/14		Subdivision Plan	Active	Rooney,Pat	R614 046 000 0062 0000
Applicant:	Thomas and Hutton		Owner:	May River Forest, LLC		

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr	Parcel Number
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Project Name: <NONE>

<u>ZONE-12-14-8754</u>	12/23/14		Zoning Action	Active	Lelie,Kendra	Admin
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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-1-15-8881</u>	1/22/15		Zoning Action	Active	Lelie,Kendra	ADMINISTRATIVE
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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
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Applicant: Jim Saba **Owner:** Jim Saba

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

Total Number of Zoning Action Plans: 5

Total Plan Cases: 62
