



GROWTH MANAGEMENT UPDATE

May 12, 2015

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

- a. **Planning Commission:** April 22, 2015 meeting agenda attached. Next meeting scheduled for May 27, 2015.
- b. **Historic Preservation Commission:** May 6, 2015 meeting agenda attached. Next meeting scheduled for June 3, 2015.
- c. **Board of Zoning Appeals:** April 21, 2015 meeting cancellation notice attached. Next meeting scheduled for May 19, 2015.
- d. **Development Review Committee:** April 14, April 21, April 28 and May 5 meeting agendas are attached. Next meeting scheduled for May 12, 2015.
- e. **Historic Preservation Review Committee:** April 20 and May 4, 2015 meeting agendas and April 13 and April 27, 2015 cancellation notices attached. Next Meeting scheduled for May 11, 2015.
- f. **Construction Board of Adjustment and Appeals:** April 28, 2015 meeting cancellation notice attached. Next meeting scheduled for May 26, 2015.
- g. **Affordable Housing Committee:** May 5, 2015 meeting agenda attached. Next meeting scheduled for June 2, 2015.
- h. **Beautification Committee:** April 16, 2015 meeting agenda attached. Next meeting scheduled for May 21, 2015.
- i. **Buck Island Simmonsville Neighborhood Plan Committee:** Next meeting scheduled for June 15, 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. The Affordable Housing Committee recommended the inclusion of six (6) homes from R-Arnell Homes into the Home Series bringing the total number of homes in the program from 23 to 29.
- b. **Home Repair Program - Minor.** Two home repairs have bids and contractors have been selected to begin work. Three home repairs have been completed this month. There are \$50,000 in funds available this year. The program is available to any Bluffton homeowner whose family income does not exceed 60% of the area median income for Beaufort County (\$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 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 FY 2016 Work Plan at the April 7, 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 and shrub additions for the May River Road Planters and the Welcome signs. In addition, the diseased Laurel Oak at Herbkersman Commons was replaced and three Live Oaks were planted at DuBois Park for this year's Arbor Day Celebration. 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 2015.
- b. The Committee's work on the long-range Beautification Plan is on-going to guide and prioritize future beautification efforts. It is estimated that a draft plan will be developed over the next 3 months. This Plan is a priority item in the current Town Council Strategic Plan.

4. Staff Announcements:

- a. **South Carolina Annual Historic Preservation Conference.** Erin Schumacher attended the South Carolina Annual Historic Preservation Conference hosted by the SC Department and Archives and History and the SC Archives and History Foundation on April 23, 2015 in Columbia, SC.
- b. **Certified Erosion Prevention and Sediment Control Inspection (CEPSCI) Certification.** Don Orson, Eddie Wilcox, George Owens, Rob Currall, Sandy

Oliver, and Stephanie Thorpe passed the required test and attained their CEPESI certification.

- c. **National American Planning Association Conference.** Kendra Lelie attended the National American Planning Association Conference from April 17 through April 21, 2015, including a day-long workshop with the Planning Leadership Institute on April 18th, in Seattle, WA.

ATTACHMENTS:

1. Planning Commission agenda for April 22, 2015;
2. Historic Preservation Commission meeting agenda for May 6, 2015;
3. Board of Zoning Appeals cancelation notice for April 21, 2015;
4. Development Review Committee meeting agendas for April 14, April 21, April 28 and May 5, 2015;
5. Historic Preservation Review Committee meeting agendas for April 20 and May 4, 2015 and cancelation notices for April 13 and April 27, 2015;
6. Construction Board of Adjustment and Appeals meeting cancelation notice for April 28, 2015;
7. Affordable Housing Committee meeting agenda for May 5, 2015;
8. Beautification Committee meeting agenda for April 16, 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 Certificates of Occupancy Issued 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, April 22, 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 – March 25, 2015](#)

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

VIII. OLD BUSINESS

1. PUBLIC HEARING – ACTION REQUIRED

- A. [Restaurants/Outdoor Patios and Cafes – Conditional Use Ordinance Amendment](#) (Review of Revision by request of Town Council):** 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)

IX. NEW BUSINESS

X. DISCUSSION

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

XI. ADJOURNMENT

NEXT MEETING DATE: Wednesday, May 27, 2015

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



**TOWN OF BLUFFTON
HISTORIC PRESERVATION COMMISSION**

Theodore D. Washington Municipal Building
Large Meeting Room
Wednesday, May 6, 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 - April 1, 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 Scott Middleton of Southern Coastal Homes for approval of a Certificate of Appropriateness for the construction of a new single family residence of approximately 2,250 SF and Carriage House of approximately 510 SF on the property is identified as lot 19A at 5811 Yaupon Road in the Stock Farm Development and is zoned as Neighborhood General-HD \(COFA-3-15-8956\).](#)
- B. [Certificate of Appropriateness. A request by Scott Middleton of Southern Coastal Homes for approval of a Certificate of Appropriateness for the construction of a new single family residence of approximately 2,470 SF and Carriage House of approximately 510 SF on the property is identified as lot 20A at 5823 Yaupon Road in the Stock Farm Development and is zoned as Neighborhood General-HD \(COFA-3-15-8957\).](#)

- C. [Certificate of Appropriateness. A request by Russell Miller for approval of a Certificate of Appropriateness for the construction of a new single family residence with an attached Carriage House of approximately 3,380 total SF on the property identified as lot 34 at 3 Tabby Shell Road in the Tabby Roads Development and is zoned as Neighborhood General-HD \(COFA-4-15-9172\).](#)

2. INFORMAL REVIEW - DISCUSSION ONLY

- A. Extension of COFA-3-14-7300 approval for the Graves House

X. DISCUSSION

1. None.

XI. ADJOURNMENT

NEXT MEETING DATE – Wednesday, June 3, 2015

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



PUBLIC NOTICE

The Board of Zoning Appeals
(BZA)

Meeting scheduled for

Tuesday, April 21, 2015, at 6:00 P.M.

Has been CANCELED
due to lack of agenda items

The next meeting is scheduled for
Tuesday, May 19, 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, April 14, 2015, 1:00 p.m.

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

1. **Buckwalter Recreation Center Expansion– Public Project:** A request by Thomas & Hutton Engineering for approval of a public project application for the Buckwalter Recreation Center expansion. This project consists +/- 35,600 square foot expansion of existing recreation building and associated infrastructure. The project is located west of Buckwalter Parkway and is identified by tax map number R620 038 000 0053 0000. This is a Public Project application located within the Buckwalter PUD. (DP-3-15-9160)

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT

NEXT MEETING DATE: Tuesday, April 21, 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, April 21, 2015, 1:00 p.m.

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

1. **Cypress Ridge Phase 7 – Preliminary Development Plan:** A request by Thomas And Hutton for the approval of a Preliminary Development Plan Application. The proposed development consists of 92 residential townhome dwellings and associated infrastructure. The property is approximately 21 acres located southeast of SC 170 and Mill Creek Boulevard; and is identified by tax map number is R614 028 000 0916 0000. The property is zoned Planned Unit Development and should be reviewed based on the requirements set forth in the Jones Estate PUD and Unified Development Ordinance. (DP-4-15-009162)
2. **1256, 1260 May River Road, 5 Guerrard and 10 Wharf Street – Development Plan Amendment:** A request by Kiser & Associates, Inc. for the approval of a revision to 1256 May River Road, 1260 May River Road, 5 Guerrard and 10 Wharf Street from commercial to mixed use designation. The property is identified by tax map number R610 039 00A 0257 0000, R610 039 00A 0178 0000, R610 039 00A 0179 0000, R610 039 00A 179B 0000. The property is zoned Neighborhood General- Historic District and should be reviewed based on the requirement set forth in the Unified Development Ordinance. (DPA-03-15-9130)

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT

NEXT MEETING DATE: Tuesday, April 28, 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, April 28, 2015, 1:00 p.m.

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

1. **27 Ballfield Road – Subdivision General:** A request by Humberto Ruiz for the approval of a Subdivision General Application. The proposed project consists of dividing a .501 acre parcel into two separate .251 acre lots. The project is located at 27 Ballfield Road and is identified by tax map number R610 031 000 004K 0000. The property is zoned Residential General. (SUB-04-15-009163)
2. **Buck Island Simmonsville Road Sewer Expansion Phase 3 - Public Project:** A request by the Town of Bluffton for the approval of a Public Project Application. This project consists of installing sanitary sewer to serve various properties along Buck Island and Simmonsville Roads. The sewer will start at an existing manhole on Buck Island Road adjacent to RSI, and run north up Buck Island approximately 1250 feet to the intersection of Simmonsville, then continue up Buck Island Road for another 3000 feet approximately. The sewer will also continue running north up Simmonsville Road from its intersection with Buck Island Road for approximately 600 feet to Douglas Road. (DP-04-15-9165)
3. **Palmetto Bluff Moreland Block L-2 - Preliminary Development Plan:** A request by Michael Hughes, PE on behalf of May River Forrest, LLC for the approval of a Preliminary Development Plan Application for Palmetto Bluff Moreland Block L-2. The proposed development consists of 38 residential lots and associated infrastructure on approximately 25 acres. The project is located south of the intersection of Moreland Road and Davies Road and is identified by tax map number R614 052 000 0059 0000. The property is zoned Planned Unit Development. (DP-04-15-9168)
4. **Bojangles at Buckwalter Plaza – Preliminary Development Plan:** A request by Ryan Lyle on behalf of Jerome K. Jay for the approval of a Preliminary Development Plan Application for Bojangles at Buckwalter Plaza. The proposed development consists of constructing a Bojangles fast-food restaurant with drive-thru window and associated infrastructure on lot C2-B2 within the Buckwalter Plaza. The property is located across

the street from Outback Steakhouse on Buckwalter Parkway and is identified by tax map number R610 022 000 1085 0000. The property is zoned Planned Unit Development. (DP-04-15-9164)

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT

NEXT MEETING DATE: Tuesday, May 5, 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, May 5, 2015, 1:00 p.m.

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

1. **Baynard Park Phase 3A – Subdivision Plan:** A request by Thomas & Hutton on behalf of Centex Homes for the approval of a Subdivision Plan. The project consists of approximately 24.5 acres and proposes 39 single-family residential units. The property is located at the intersection of Maywood Way and Bainbridge Way and is identified by tax map number R614 029 000 0615 0000. The property is zoned Planned Unit Development. (SUB-4-15-9178)
2. **Palmetto Bluff Inn Expansion - Development Plan Amendment:** A request by Thomas & Hutton on behalf of May River Forest, LLC for the approval of a Development Plan Amendment. The project consists of removing the Carriage House, demo an existing cottage to build a new larger unit (B2.3) and build a fitness center to replace the old one that has been removed in the Village. The Inn is located at Mount Pelia Road and Gilded Street. The property is located within the Palmetto Bluff PUD and is identified by tax map numbers R614 046 000 0184 0000, R614 047 000 0216 0000, and R614 047 000 0217 0000. The property is zoned Planned Unit Development. (DPA-4-15-9181)
3. **Calhoun Street Promenade – Development Plan Amendment:** A request by Bill Herbkersman for the approval of a Development Plan Amendment. The development proposes building and site amendments to the Exempt Plat which was approved on August 28, 2014. The project area is known as The Promenade and is identified by tax map number R614 039A 000 0018 0000. The property is zoned Neighborhood Core Historic District. (DPA-2-15-8988)

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT

NEXT MEETING DATE: Tuesday, May 12, 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, April 13, 2015, at 4:00 P.M.

has been CANCELED

The next meeting is scheduled for
Monday, April 20, 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, April 20, 2015, 4:00 p.m.

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

1. **3 Tabby Shell Road.** A request by Rachelle & Russell Miller for review of a Certificate of Appropriateness for the construction of a new single family residence of approximately 2,930 SF and an attached Carriage House of approximately 1,100 SF on the property is identified as lot 34 in the Tabby Roads Development and zoned as Neighborhood General-HD (COFA-4-15-9172)

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT

NEXT MEETING DATE: Monday, April 27, 2015

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



PUBLIC NOTICE

The Historic Preservation Review
Committee (HPRC)
Meeting scheduled for

Monday, April 27, 2015, at 4:00 P.M.

has been CANCELED

The next meeting is scheduled for
Monday, May 4, 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, May 4, 2015, 4:00 p.m.

- I. CALL TO ORDER
- II. ROLL CALL
- III. PUBLIC COMMENTS
- IV. OLD BUSINESS
- V. NEW BUSINESS
 - 1. **7 Hickory Trace.** A request by Dennis Christy for review of a Certificate of Appropriateness for the construction of a new Carriage House of approximately 1,188 SF on the property identified as 7 Hickory Trace and zoned as Neighborhood General-HD (COFA-4-15-9187)
 - 2. **45 Stock Farm Road.** A request by Pearce Scott Architects on behalf of Keene and Allison Reese for review of a Certificate of Appropriateness for the construction of a new single family residence of approximately 3,290 SF with an attached garage, an adjacent open air carport, and an outdoor pavilion of approximately 275 SF on the property identified as 45 Stock Farm Road and zoned as Neighborhood Conservation-HD (COFA-4-15-9183)
- VI. PUBLIC COMMENTS
- VII. DISCUSSION
- VIII. ADJOURNMENT

NEXT MEETING DATE: Monday, May 11, 2015

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



PUBLIC NOTICE

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

Tuesday, April 28, 2015, at 6:00 P.M.

Has been CANCELED
due to lack of agenda items

The next meeting is scheduled for
Tuesday, May 26, 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, May 5, 2015
10:00 a.m.

- I. CALL TO ORDER
- II. ROLL CALL
- III. ADOPTION OF AGENDA
- IV. ADOPTION OF MINUTES – April 7, 2015
- V. PUBLIC COMMENTS
- VI. OLD BUSINESS
 - 1. Affordable Housing Strategies Work Program and Budget: Update
- VII. NEW BUSINESS
 - 1. Lowcountry Council of Governments / Community Development Block Grants Presentation
 - 2. Affordable Housing Committee Charter Resolution - Discussion
- VIII. PUBLIC COMMENTS
- IX. DISCUSSION
- X. ADJOURNMENT

NEXT MEETING DATE – Tuesday, June 2, 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, April 16, 2015, 10:00 a.m.

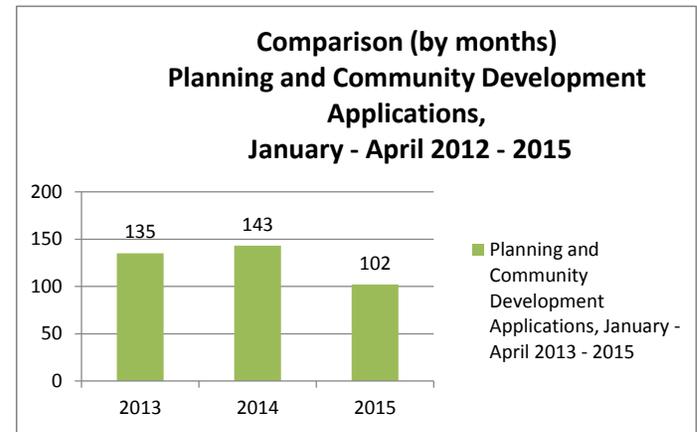
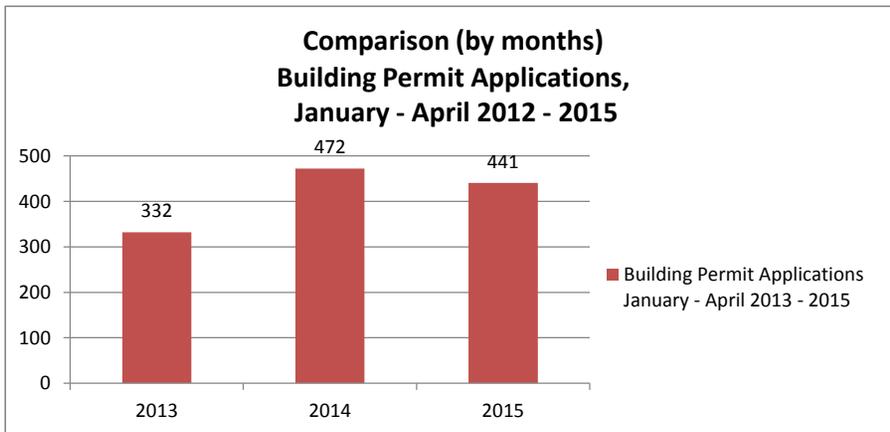
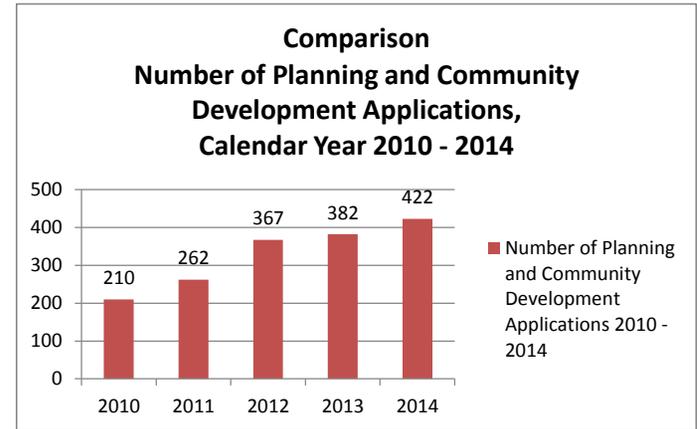
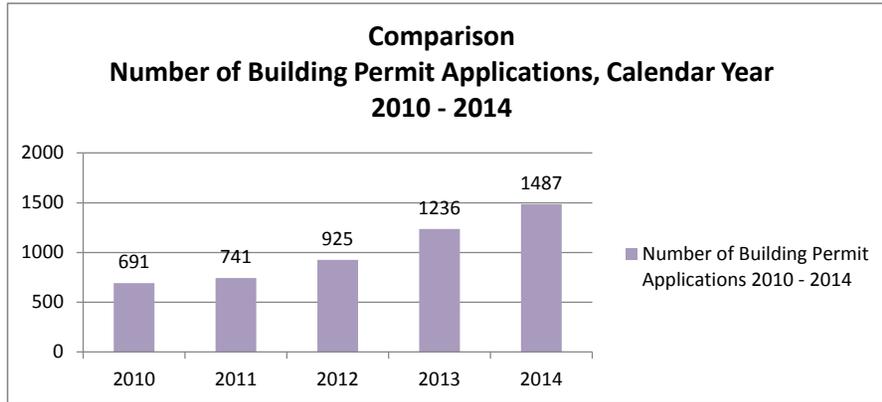
- I. CALL TO ORDER
- II. ROLL CALL
- III. ADOPTION OF THE AGENDA
- IV. ADOPTION OF MINUTES – February 19, 2015
- V. PUBLIC COMMENTS
- VI. OLD BUSINESS
 - 1. FY16 Work Program and Budget
- VII. NEW BUSINESS
 - 1. Presentation of Visual Assessment and Photographic Inventory of Calhoun Street and DuBois Park
 - 2. Review and Approval of Visual Assessment Recommendations
 - 3. 2015 Arbor Day Event
 - 4. Spring Plantings for Entry Monument Signs.
- VIII. DISCUSSION
- IX. ADJOURNMENT

NEXT MEETING DATE: Thursday, May 21, 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

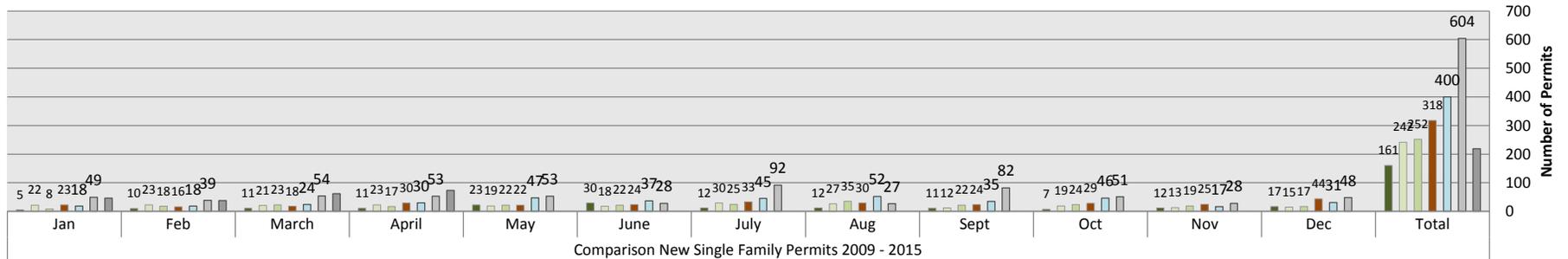


**Town of Bluffton
 Department of Growth Management
 Office of Building Safety
 Monthly Permit Issuance Report**

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	62	\$ 20,213,856	62	0	\$ -	0	0	\$ -	-
April	73	\$ 28,884,786	73	0	\$ -	0	1	\$ 10,500,959	65,544
May					\$ -				
June					\$ -				
July					\$ -				
Aug					\$ -				
Sept					\$ -				
Oct					\$ -				
Nov					\$ -				
Dec					\$ -				
Totals	219	\$ 85,692,666	219	0	\$ -	0	2	\$ 11,300,959	71,626

**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

Year	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
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	62	73									219



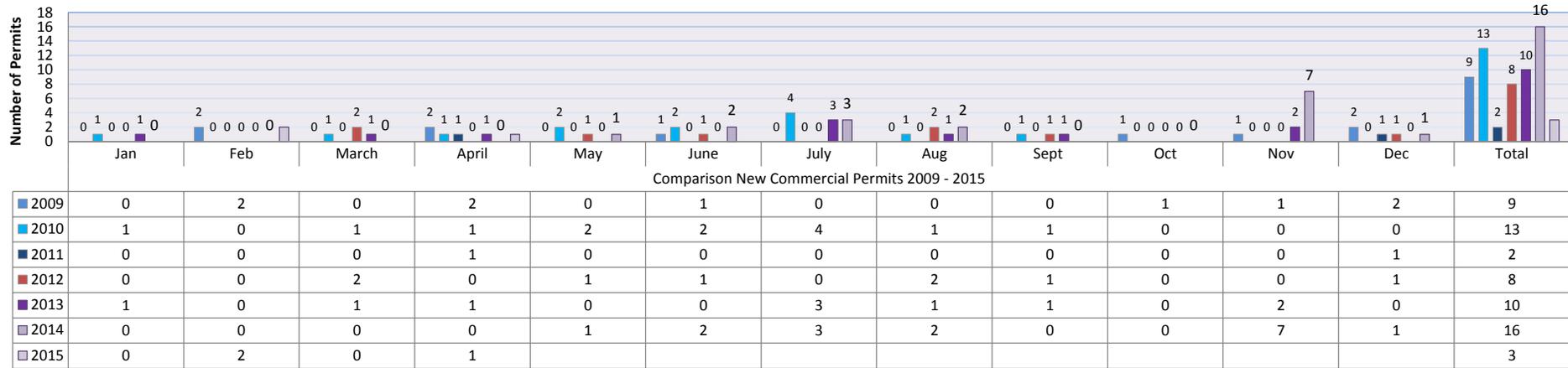
Town of Bluffton

Single Family Certificates of Occupancy Issued

Location	Calendar Year					
	2010	2011	2012	2013	2014	2015
Alston Park	10	4	12	9	5	0
Baynard Park	17	15	13	27	31	14
Bluffton Park	9	6	15	12	8	6
Brendan Woods	0	0	1	0	0	0
Buck Island/Simmons ville	0	0	1	0	2	1
Buckwalter Place	0	0	0	0	0	0
Calhoun Street Promenade	0	0	0	0	0	0
Hampton Hall	15	39	42	50	34	18
Hampton Lake	42	35	45	65	74	24
Haven at New Riverside	32	36	37	25	34	15
Heritage at New Riverside	10	0	0	18	77	29
Kirks Bluff	0	0	0	0	3	0
Lawton Station	19	24	18	28	36	3
Midpoint	2	0	0	0	16	2
Mill Creek at Cypress Ridge	21	25	24	19	46	6
Old Town-Other	0	10	0	2	3	0
Palmetto Bluff	27	26	43	74	80	35
Palmetto Pointe Townes	0	0	0	10	23	11
Parkside	10	6	7	5	0	0
Rose Dhu Creek Plantation	1	2	10	17	9	4
Shell Hall	0	1	1	8	64	7
Shultz/Goethe Road	0	0	0	2	0	1
Southern Oaks	3	0	0	0	28	16
Stock Farm	1	1	2	8	2	2
Tabby Roads	0	0	0	1	6	0
The Village at Palmetto Pointe	7	23	21	24	13	2
Total	226	253	292	404	594	196

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

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





APPLICATION 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

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
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Annexation Petition

100%

ANNX-04-15-009166	04/08/2015		Annexation Petition	Active	Kendra Lelie
Applicant: Jim Saba		Owner: Jim Saba			

PLAN DESCRIPTION: The applicant is requesting approval to annex into the Town of Bluffton. The property is located west of Stock Farm on the south side of May River Road and consists of 18.79 acres currently zoned Community Preservation - May River Road in Beaufort County. The purpose of this annexation is to enable the subdivision of the parcel into 6 residential lots. On two of the lots there are currently residential homes and the other two are vacant. The property is identified by parcel numbers R600 039 00 031D 0000 R600 039 000 1129 0000, R600 039 000 1128 0000 and R600 039 000 0847 0000.

STATUS: The annexation and zoning map amendment application will be reviewed and placed on the May 12, 2015 TC agenda for first reading of the annexation request.

PROJECT NAME: OLD TOWN

Total Annexation Petition Cases: 1

Certificate of Appropriateness

Historic District

COFA-04-15-009187	04/21/2015	7 HICKORY TRCE	Certificate of Appropriateness	Active	Erin Schumacher
Applicant: Dennis Christy		Owner: Dennis Christy			

PLAN DESCRIPTION: The applicant is requesting a Certificate of Appropriateness for a Carriage house on existing single family residential.

STATUS: The project was reviewed at the May 4th 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

COFA-03-15-009142	03/09/2015	200 BLUFFTON RD	Certificate of Appropriateness	Active	Erin Schumacher
Applicant: R. Stewart Design, LLC		Owner: RKG Holding, LLC			

PLAN DESCRIPTION: The applicant is requesting approval of new construction mixed use building. The first floor will be commercial for the sale of golf kart, second and third floors will be single family residential.

STATUS: The application was reviewed at the March 16th HPRC meeting and comments were provided to the Applicant. Staff is awaiting the submission of a final application for full HPC review.

PROJECT NAME:



APPLICATION 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

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
COFA-1-15-8788	01/05/2015	1251 MAY RIVER RD	Certificate of Appropriateness	Active	Erin Schumacher
Applicant: SC Land Development, Inc.		Owner: Vaux & Marscher, P.A.			
PLAN 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					
COFA-10-14-8411	10/08/2014	7 BLUE CRAB ST	Certificate of Appropriateness	Active	Erin Schumacher
Applicant: R. Stewart Design, LLC		Owner: John & Susan Treadaway			
PLAN DESCRIPTION: The Applicant is requesting approval for a Certificate of Appropriateness -HD to construct a new single family home.					
STATUS: The application was reviewed at the October 20th HPRC meeting and the December 3rd HPC meeting and approved with conditions. Staff is awaiting updated materials. Once submitted, they will be reviewed to ensure that they meet the conditions of the approval and the Certificate of Appropriateness granted.					
PROJECT NAME: TABBY ROADS EAST					
COFA-10-14-8489	10/23/2014	4 STATE OF MIND ST	Certificate of Appropriateness	Active	Erin Schumacher
Applicant: Pearce Scott Architects, Inc.		Owner: Eugene Marks			
PLAN 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					
COFA-03-15-009157	03/24/2015		Certificate of Appropriateness	Active	Erin Schumacher
Applicant: Southern Coastal Homes, LLC		Owner: Scott Middleton			
PLAN DESCRIPTION: The applicant is submitting for review Lot 20A for the construction of a new single family of approximately 2,470 SF with an ancillary carriage house structure of approximately 506 SF.					
STATUS: The application was reviewed at the April 6th HPRC meeting and comments were provided to the Applicant. The final application is currently being reviewed by Staff for compliance with the UDO and scheduled for full review at the May 6th HPC meeting.					



APPLICATION REPORT

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Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
PROJECT NAME: STOCK FARM					
COFA-12-14-8648	12/04/2014	210 BLUFFTON RD	Certificate of Appropriateness	Active	Erin Schumacher
Applicant: Court Atkins Architects Inc		Owner: McClure Guarisuco LLC			
PLAN 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					
COFA-12-14-8660	12/08/2014	6 STATE OF MIND ST	Certificate of Appropriateness	Active	Erin Schumacher
Applicant: Pearce Scott Architects, Inc.		Owner: Eugene Marks			
PLAN 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					
COFA-10-14-8432	10/14/2014	209 GOETHE RD	Certificate of Appropriateness	Active	Erin Schumacher
Applicant: George Gomolski		Owner: Gomo Enterprises, LLC			
PLAN DESCRIPTION: The applicant is requesting approval of a carriage house on 209 Goethe RD.					
STATUS: The project was reviewed at the October 27th HPRC meeting and comments provided to the applicant. Staff is awaiting a final application to be presented to the full HPC for final review.					
PROJECT NAME: OLD TOWN					
COFA-04-15-009172	04/10/2015	3 TABBY SHELL RD	Certificate of Appropriateness	Active	Erin Schumacher
Applicant: Rachele & Russell Miller		Owner: Rachele & Russell Miller			
PLAN DESCRIPTION: The applicant is requesting a Certificate of Appropriateness for new construction of a single family residence with an attached garage (Carriage House) at 3 Tabby Shell Road.					
STATUS: The application was reviewed at the April 20th HPRC meeting and comments were provided to the Applicant. The final application is currently being reviewed by Staff for compliance with the UDO and scheduled for full review at the May 6th HPC meeting.					



APPLICATION REPORT

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PROJECT NAME: OLD TOWN

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-2-15-8957	02/03/2015	21 PROMENADE ST	Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: Michael Vaccaro

Owner: State Of Mind Partners LLC

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

STATUS: The project was reviewed at the February 9th HPRC meeting and the full HPC at the March 4th 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-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 application is currently being reviewed by Staff and is scheduled for the April 27th HPRC meeting.

PROJECT NAME:

COFA-8-14-8134	08/18/2014	81 CALHOUN ST	Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: SC Land Development, Inc.

Owner: Matthew Shoemaker

PLAN 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. The Applicant resubmitted a revised application which was reviewed at the March 9th HPRC meeting and comments were provided to the Applicant. Staff is awaiting the submission of a final application for full HPC review. Concurrently, 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.



APPLICATION REPORT

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Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
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PROJECT NAME: OLD TOWN

COFA-2-15-8958 02/03/2015 1299 MAY RIVER RD Certificate of Appropriateness Active Erin Schumacher

Applicant: Michael Vaccaro **Owner:** State Of Mind Partners LLC

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

STATUS: The project was reviewed at the February 9th HPRC meeting and the full HPC at the March 4th 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-03-15-009156 03/24/2015 Certificate of Appropriateness Active Erin Schumacher

Applicant: Southern Coastal Homes, LLC **Owner:** Scott Middleton

PLAN DESCRIPTION: The applicant is submitting for review of Lot 19A, for single family residential structure of approximately 2,250 SF and an ancillary carriage house structure of 465 SF.

STATUS: The application was reviewed at the April 6th HPRC meeting and comments were provided to the Applicant. The final application is currently being reviewed by Staff for compliance with the UDO and scheduled for full review at the May 6th HPC meeting.

PROJECT NAME: STOCK FARM

COFA-2-15-8956 02/03/2015 1301 MAY RIVER RD Certificate of Appropriateness Active Erin Schumacher

Applicant: Michael Vaccaro **Owner:** Joanne Williamson

PLAN 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 was reviewed by the full HPC at the March 4th meeting where direction was given to the Applicant requesting additional information needed to make a decision and the project was tabled until the next HPC meeting or sooner if a special meeting is requested by the Applicant. The revised plans were reviewed by the HPC at the April 1st 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-04-15-009183 04/21/2015 45 STOCK FARM RD Certificate of Appropriateness Active Erin Schumacher

Applicant: Pearce Scott Architects, Inc. **Owner:** Keene Reese

PLAN DESCRIPTION: The applicant is requesting a Certificate of Appropriateness for a new single family residence with a carport and outdoor pavilion.

STATUS: The project was reviewed at the May 4th HPRC meeting and comments provided to the applicant. Staff is awaiting a final application to be presented to the full HPC for final review.



APPLICATION REPORT

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PROJECT NAME: STOCK FARM

Total Certificate of Appropriateness Cases: 18

Comprehensive Plan Amendment

Out Town

COMP-9-14-8256	09/09/2014		Comprehensive Plan Amendment	Active	Kendra Lelie
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Applicant: Jim Sara **Owner:** Jim Sara

PLAN DESCRIPTION: The Applicant is requesting a Comprehensive Plan Amendment for the following parcels along JC's Cove Rd -R600 039 000 1129 0000, R600 039 0000 031D, R600 039 000 0847, and R600 039 000 1128. The property is concurrently being proposed for annexation to the Town. The applicant is proposing an Agricultural Zoning District.

STATUS: The application was reviewed by the PC on August 27, 2014 as a workshop item. Staff will prepare a feasibility study and coordinate with the applicant regarding easements for sewer/water service. The applicant is currently working on utility plans and easement agreements. New plans were submitted on 4/8/2015. The annexation and zoning map amendment application will be reviewed and placed on the May 12, 2015 TC agenda for first reading of the annexation request.

PROJECT NAME: JC'S COVE PARCELS

Total Comprehensive Plan Amendment Cases: 1

Development Plan

Final Development Plan

DP-009126-2015	02/27/2015	101 CALHOUN ST	Development Plan	Active	Erin Schumacher
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Applicant: Carolina Engineering Consultants, Inc. **Owner:** Bluffton United Methodist Church

PLAN DESCRIPTION: The Applicant requests approval of a Final Development Plan Application to construct multiple additions to the Bluffton United Methodist Church building located at 101 Calhoun Street. The proposed additions will increase seating capacity of the church and provide a new music room.

STATUS: The application was reviewed at the March 24, 2015 DRC meeting and comments provided to the applicant. Staff is awaiting updated materials to address the comments. Once received, they will be reviewed to ensure that they address the comments and the final development plan issued.

PROJECT NAME: OLD TOWN

DP-03-15-009143	03/09/2015	15 BUCK ISLAND RD	Development Plan	Active	Pat Rooney
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Applicant: Morrison Dental Associates of SC, PC **Owner:** Dental Property Management

PLAN DESCRIPTION: The applicant is requesting approval of the future parking area at 15 Buck Island Rd.



APPLICATION REPORT

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STATUS: Awaiting resubmittal responding to comments provided at 3/24/2015 DRC hearing.

PROJECT NAME: WESTBURY PARK COMMERCIAL

DP-03-15-009138	03/09/2015	81 CALHOUN ST	Development Plan	Active	Pat Rooney
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Applicant: SC Land Development, Inc.

Owner: Matthew Shoemaker

PLAN DESCRIPTION: The Applicant is requesting a Final Development Plan to demolish existing buildings, construct an office building for May River Excursions (Carriage House), and associated parking and infrastructure.

STATUS: Awaiting resubmittal. Met with Applicant and his representative on three separate occasions to review submittal requirements.

PROJECT NAME: OLD TOWN

DP-04-15-009194	04/27/2015		Development Plan	Active	Pat Rooney
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Applicant: Thomas & Hutton

Owner: May River Forest, LLC

PLAN DESCRIPTION: The applicant is requesting approval of 47 single family lots, proposed roadway, water, sewer, drainage and lagoon excavation located in the development area formerly known as Plat 14.

STATUS: Under review for 5/12/15 DRC hearing.

PROJECT NAME: PALMETTO BLUFF BLOCK J1

DP-03-15-009155	03/23/2015	0 MOUNT PELIA RD	Development Plan	Active	Pat Rooney
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Applicant: Thomas & Hutton

Owner: MAY RIVER FOREST

PLAN DESCRIPTION: The applicant is requesting approval for a Final Development Plan consisting of the demolition of the current Essential Resources Building along with all associate parking and utilities. General clearing, grading, paving, storm drainage, water and sanitary sewer infrastructure to serve approximately 29 residential lots and a pool amenity.

STATUS: Under review for Final. DRC hearing on 5/12/15.

PROJECT NAME: PALMETTO BLUFF BRANDED RESIDENTIAL

Preliminary Development Plan

DP-03-15-009131	03/03/2015	57 CALHOUN ST	Development Plan	Active	Kendra Lelie
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Applicant: David Weekley Homes

Owner: Marsh Rentals LLC

PLAN DESCRIPTION: The Applicant is requesting a Preliminary Development Plan consists of 27 residential lots to be small residential cottage structures with infrastructure and parking spaces. The Tuesday, May 5, 2015



APPLICATION REPORT

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applicant requested the application be removed from the 3/24/2015 DRC agenda in an effort to revise plans in response to the Staff Report. Staff is awaiting revised plans.

PROJECT NAME: OLD TOWN

DP-11-14-8560	11/10/2014	82 BRIDGE ST	Development Plan	Active	Pat Rooney
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Applicant: David Weekley Homes - Weekley Homes, LP **Owner:** Alex & Catherine Wells

PLAN DESCRIPTION: The Applicant is requesting a Preliminary Development Plan to propose nine lot single family residential subdivision on three existing parcels totaling 1.92 acres.

STATUS: Awaiting response to comments provided at the DRC meeting on 12/2/2014 and follow up meetings with Shawn and Marc.

PROJECT NAME: OLD TOWN

DP-04-15-009168	04/08/2015		Development Plan	Active	Pat Rooney
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Applicant: Thomas & Hutton **Owner:** May River Forest, LLC

PLAN DESCRIPTION: The applicant is requesting a Development Plan for a project to consist of general clearing, grading, storm drainage, water, and sanitary sewer infrastructure. The project will consist of 38 residential lots and associated infrastructure. The expansion will occur over approximately 28 acres along the bank of the Cooper River. The site is located within the Palmetto Bluff PUD, south of Old Moreland Road and is identified by tax map number R614 052 000 0059 0000.

STATUS: Awaiting resubmittal addressing comments provided at the April 28, 2015 DRC meeting.

PROJECT NAME: PALMETTO BLUFF BLOCK L-2

DP-12-14-8694	12/15/2014	81 CALHOUN ST	Development Plan	Active	Pat Rooney
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Applicant: SC Land Development, Inc. **Owner:** Matthew Shoemaker

PLAN DESCRIPTION: The Applicant is requesting a Preliminary Development Plan to subdivided into three individual parcels with the addition of the proposed parking lot. On one of the lots the existing structure will be demolished and a new building constructed for May River Excursions.

STATUS: Awaiting resubmittal responding to comments provided at the 12/30/14 DRC meeting.

PROJECT NAME: OLD TOWN

DP-04-15-009195	04/27/2015		Development Plan	Active	Pat Rooney
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Applicant: Thomas & Hutton **Owner:** May River Forest, LLC

PLAN DESCRIPTION: The applicant is requesting approval of a Development Plan to include 21 single family lots and infrastructure.

STATUS: Under Review for 5/12/15 DRC hearing.



APPLICATION REPORT

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PROJECT NAME: PALMETTO BLUFF BLOCK K5

DP-04-15-009164 04/07/2015 Development Plan Active Pat Rooney

Applicant: Andrews **Owner:** Jerome Jay

PLAN DESCRIPTION: The applicant is requesting approval of a preliminary development plan to construct a Bojangles fast-food Restaurant in the Buckwalter Commons Initial Master Plan area. The first partial phase of construction was done under development permit #295 for site work and to construct an access road with associated infrastructure known as "Pinellas Drive" (Buckwalter Plaza).

STATUS: Awaiting final submittal responding to comments provided at the April 28, 2015 DRC hearing.

PROJECT NAME: Bojangles-Buckwalter Pkwy

DP-8-14-8070 08/06/2014 Development Plan Active Pat Rooney

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

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

STATUS: Awaiting resubmittal.

PROJECT NAME: PALMETTO BLUFF BLOCK J

DP-04-15-009162 04/02/2015 Development Plan Active Pat Rooney

Applicant: Thomas & Hutton **Owner:** D R Horton

PLAN DESCRIPTION: The applicant is requesting approval of a Preliminary Development Plan for Phase 7 Cypress Ridge. Phase 7 is approximately 21 acres located southeast of SC 170 and Mill Creek Boulevard. It will consist of 92 residential town home lots and infrastructure. The site is located within the Jones Estate PUD.

STATUS: Awaiting resubmittal for Final Review addressing comments provided at the 4/21/2015 DRC Hearing

PROJECT NAME: CYPRESS RIDGE PHASE 7

DP-6-14-7722 06/09/2014 24 THOMAS HEYWARD ST Development Plan Active Pat Rooney

Applicant: Sean Barth **Owner:** Tidal Cottages LLC

PLAN DESCRIPTION: The Applicant is requesting approval of a Preliminary Development Plan allowing for the construction of 12 single family home sites on 1.61 acres on Thomas Heyward Street. The application was reviewed at the 7/15/14 DRC meeting. The application was forwarded for full Planning Commission review for review. The Planning Commission provided additional direction



APPLICATION REPORT

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at the 7/23/14 PC meeting. Applicant has met with staff on numerous occasions in January and February of 2015. Applicant was advised to present a Bungalo Court option to HPRC for comment, prior to resubmitting for final DRC.

STATUS: Awaiting resubmittal responding to comments provided by the DRC and PC..

PROJECT NAME: OLD TOWN

Public Project

DP-03-15-009160	03/26/2015	900 BUCKWALTER PKWY	Development Plan	Active	Pat Rooney
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Applicant: Beaufort County

Owner: Town of Bluffton

PLAN DESCRIPTION: The Applicant is requesting a Development Plan - Public Project proposes the expansion of the existing recreational center which will consist of a 35,600 square footage expansion of the existing recreation building and the associated infrastructure.

STATUS: Awaiting resubmittal. Comments provided at 4/14/2015 DRC meeting.

PROJECT NAME: BUCKWALTER REGIONAL PARK

DP-04-15-009165	04/08/2015	265 SIMMONSVILLE RD	Development Plan	Active	Pat Rooney
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Applicant: Town of Bluffton

Owner: Town of Bluffton

PLAN DESCRIPTION: The applicant is requesting a Development Plan Public project to install sanitary sewer to serve various properties along Buck Island and Simmonsville Roads.

STATUS: Awaiting resubmittal to comments provided at the April 28, 2015 DRC hearing.

PROJECT NAME: BUCK ISLAND/SIMMONSVILLE

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

Owner: Town of Bluffton

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

STATUS: Awaiting resubmittal responding to staff comments provided on 1/30/2015.

PROJECT NAME: OLD TOWN

Total Development Plan Cases: 17



APPLICATION REPORT

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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.

PROJECT NAME: CALHOUN STREET PROMENADE

DPA-03-15-009130	03/03/2015	1256 MAY RIVER RD	Development Plan Amendment	Active	Pat Rooney
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Applicant: Kiser & Associates, Inc. **Owner:** Kiser & Associates, Inc.

PLAN DESCRIPTION: The Applicant is requesting a Development Plan Amendment to include residential and mixed use.

STATUS: Awaiting Resubmittal responding to comments provided at 3/24/2015 DRC hearing and follow up meeting with Stormwater.

PROJECT NAME: OLD TOWN

PUD

DPA-04-15-009181	04/20/2015		Development Plan Amendment	Active	Pat Rooney
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Applicant: Thomas & Hutton **Owner:** MAY RIVER FOREST

PLAN DESCRIPTION: The applicant is requesting an Amendment to Development Plan DP-4-14-7493. The amendment consists of removing the Carriage House, demo an existing cottage to build a new larger unit (B2.3) and build a fitness center to replace the old one that has been removed in the Village. The project is located east of intersection of Mount Pelia Road and Gilded Street and to the north of the intersection of Refuge Street and Lithic Street.

STATUS: Under review for a 5/5/2015 DRC review hearing.

PROJECT NAME: PALMETTO BLUFF PHASE 1

DPA-04-15-009186	04/21/2015		Development Plan Amendment	Active	Pat Rooney
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Applicant: D R Horton Inc **Owner:** D R Horton Inc



APPLICATION REPORT

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PLAN DESCRIPTION: The applicant is requesting a Development Plan Amendment to renumber 185 proposed single-family lots, and revise grading of roads, and right-of-way.

STATUS: Under Review for a 5/12/15 DRC hearing.

PROJECT NAME: CYPRESS RIDGE PHASE 6

DPA-04-15-009180	04/20/2015		Development Plan Amendment	Active	Pat Rooney
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Applicant: Thomas & Hutton

Owner: MAY RIVER FOREST

PLAN DESCRIPTION: The applicant is requesting an Amendment to the Final Development Plan to reduce the number of lots from 21 to 18 single family lots, infrastructure, and a private amenity center (DP-1-15-8857).

STATUS: Under Review as a Minor Amendment will likely approve by 5/8/2015.

PROJECT NAME: PALMETTO BLUFF BLOCK K4

Total Development Plan Amendment Cases: 5

Master Plan Amendment

Major

MPA-04-15-009171	04/09/2015	400 BUCKWALTER PLACE BLVD	Master Plan Amendment	Active	Pat Rooney
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Applicant: Town of Bluffton

Owner: Town of Bluffton

PROJECT DESCRIPTION: The co-applicants, Town of Bluffton and Blanchard and Calhoun Commercial (dba BC Buckwalter, LLC), are requesting a major amendment to the Buckwalter Place Master Plan to reprogram the future development of the site.

STATUS: Under review. The Bluffton Public Development Corporation (BPDC) Buckwalter Place Multi-County Industrial/Business Park Committee reviewed the proposed Master Plan amendment on April 1, 2015 and voted to forward a recommendation of concurrence to the full Board. The BPDC Board of Directors adopted a Resolution concurring with the proposed Buckwalter Place Master Plan Amendment at a regularly scheduled meeting on April 8, 2015. Awaiting submittal of additional items. Anticipate bringing to Planning Commission for review and recommendation to Town Council on May 27, 2015 followed by review and approval by Town Council on June 9, 2015.

PROJECT NAME: BUCKWALTER

Minor

MPA-1-15-8915	01/27/2015		Master Plan Amendment	Active	Pat Rooney
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Applicant: Riverside Road LLC

Owner: Riverside Road LLC

PLAN 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.



APPLICATION REPORT

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

PROJECT NAME: SOUTHERN OAKS PHASE 3

Total Master Plan Amendment Cases: 2

Subdivision Plan

General

SUB-05-15-009200	05/04/2015	361 BUCK ISLAND RD	Subdivision Plan	Active	Katie Peterson
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Applicant: Surveying Consultants, Inc. **Owner:** Jose Rodriguez

PLAN DESCRIPTION: The applicant is requesting Subdivision approval of 2.12 acres into three lots each equaling 0.71 acres.

PROJECT NAME: BUCK ISLAND/SIMMONSVILLE

SUB-7-14-8003	07/29/2014		Subdivision Plan	Active	Pat Rooney
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Applicant: Thomas and Hutton **Owner:** May River Forest, LLC

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

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

PROJECT NAME: PALMETTO BLUFF PHASE 1

SUB-04-15-009170	04/09/2015		Subdivision Plan	Active	Pat Rooney
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Applicant: **Owner:** Village Park Properties, LLC

PLAN DESCRIPTION: The applicant is requesting approval a subdivision plan which will create 23 new residential lots in Lawton Station.

STATUS: Awaiting surety.

PROJECT NAME: LAWTON STATION PHASE 3C-2

SUB-04-15-009178	04/16/2015	71 BAINBRIDGE WAY	Subdivision Plan	Active	Pat Rooney
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Applicant: Centex Homes **Owner:** Centex Homes

PLAN DESCRIPTION: The applicant is requesting approval of a 39 single-family residential lot subdivision within the Block 3A portion of Baynard Park.



APPLICATION 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

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
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STATUS: Under review for May 5, 2015 DRC hearing.

PROJECT NAME: BAYNARD PARK PHASE 3A

SUB-8-14-8069	08/06/2014		Subdivision Plan	Active	Pat Rooney
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Applicant: Thomas & Hutton **Owner:** May River Forest, LLC

PLAN DESCRIPTION: The Applicant is requesting a Subdivision Plan for eleven single family lots, common area, proposed roadway, water, sewer, and drainage for Palmetto Bluff Block J1. The application was reviewed by the DRC at the 8/26/14 meeting.

STATUS: Awaiting resubmittal in response to staff comments provided at the 8/26/14 DRC meeting.

PROJECT NAME: PALMETTO BLUFF BLOCK J1

SUB-7-14-8002	07/29/2014		Subdivision Plan	Active	Pat Rooney
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Applicant: Thomas and Hutton **Owner:** May River Forest, LLC

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

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

PROJECT NAME: PALMETTO BLUFF PHASE 1

Total Subdivision Plan Cases: 6

Subdivision Plan Amendment

General

SUBA-03-15-009136	03/06/2015	602 OLD MORELAND RD	Subdivision Plan Amendment	Active	Pat Rooney
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Applicant: Thomas & Hutton Engineering Company, Inc. **Owner:** May River Forest, LLC

PLAN DESCRIPTION: The applicant is requesting approval of a subdivision plan amendment for the Moreland Block L-1 in Palmetto Bluff.

STATUS: Under review. Determined to be a minor subdivision amendment with staff review. Awaiting approval of the Development Plan Amendment in order to authorize approval of the Subdivision Amendment.

PROJECT NAME: PALMETTO BLUFF-MORELAND

Total Subdivision Plan Amendment Cases: 1



APPLICATION 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

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
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Transfer of Development Rights

NA

TDR-04-15-009199	04/29/2015	3025 OKATIE HWY	Transfer of Development Rights	Active	Aubrie Giroux
Applicant: NEW LEAF LLC		Owner: NEW LEAF LLC			

PLAN DESCRIPTION: The applicant is requesting approval for the transfer of Development rights by New Leaf to the Town of Bluffton's Development Rights Bank. The applicant is also requesting that the \$1000 Application fee be waived as contemplated in Section 6.6.4.7 of the Town of Bluffton Unified Development Ordinance.

PROJECT DESCRIPTION: The applicant is requesting a Transfer of Development Rights Permit for the 245 residential dwelling units and 50,000 square feet of non-residential development rights, which are currently associated with the Sending Zone known as Parcel B-1 of the Kent Estates Development Agreement, Planned Unit Development, and PUD Master Plan. This request is in an effort to finalize the sale of Parcel B-1 to Beaufort County and the Beaufort County Open Land Trust as part of the Rural & Critical Lands Program referendum. As a result, the applicant is requesting that the Town of Bluffton accept the donation of development rights associated with Parcel B-1 to the Town of Bluffton's Development Rights Bank in lieu of outstanding Development Agreement fees owed to the Town. Further, the applicant requests the removal of Parcel B-1 from the Kent Estates Development Agreement, Planned Unit Development, and Master Plan in order to remove these restrictive covenants and obligations as the property will be sold to Beaufort County for the purpose of conservation.

STATUS: Under review to determine completeness of application, current outstanding obligations, and if additional concurrent applications for Development Agreement Amendment, Major Master Plan Amendment, and Zoning Map Amendment are necessary.

PROJECT NAME: KENT ESTATES

Total Transfer of Development Rights Cases: 1

Zoning Action

UDO Text Amendment

ZONE-1-15-8882	01/22/2015	0	Zoning Action	Active	Kendra Lelie
Applicant: Town of Bluffton		Owner: Town of Bluffton			

PLAN DESCRIPTION: The Unified Development Ordinance Administrator for approval of an amendment to the Unified Development Ordinance Article 4, Section 4.3 to revise Restaurant from permitted use to a conditional use in the Rural Mixed Use (GM, Light Industrial (LI), Neighborhood Core-HD (NC-HD); Article 4, Section 4.4.2 to add provisions for the conditional use of outdoor patios and cafes; and Article 9, Section 9.4.3 to add a use definition for outdoor patio and cafe.

STATUS: This application is scheduled for a public hearing before the Planning Commission on 2/25/2015. The PC recommended the ordinance to Council at the March 25, 2015 meeting. TC approved the ordinance via pending doctrine on April 14, 2015. TC requested an additional amendment to the ordinance which required a remand back to PC for a recommendation. PC reviewed and recommended the ordinance amendment on April 22, 2015. TC will hold a second reading/public hearing on May 12, 2015.

PROJECT NAME: <NONE>



APPLICATION 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

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
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Zoning Map Amendment

ZONE-04-15-009167	04/08/2015		Zoning Action	Active	Kendra Lelie
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Applicant: Jim Saba

Owner: Jim Saba

PLAN 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 for all four lots to allow one of the vacant lots to be subdivided into four lots and add a storage barn to be constructed on the other vacant lot. JC's Cove is along May River Road (Highway 46) with frontage on May River.

STATUS: The annexation and zoning map amendment application will be reviewed and placed on the May 12, 2015 TC agenda for first reading of the annexation request.

PROJECT NAME: OLD TOWN

Total Zoning Action Cases: 2

Total Active Cases: 54

Total Plan Cases: 54