



GROWTH MANAGEMENT UPDATE

June 14, 2016

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

- a. **Planning Commission:** May 25, 2016, meeting cancellation notice attached. Next meeting scheduled for June 22, 2016.
- b. **Historic Preservation Commission:** June 1, 2016, meeting agenda attached. Next meeting scheduled for July 6, 2016.
- c. **Board of Zoning Appeals:** June 7, 2016, cancellation notice attached. Next meeting scheduled for July 5, 2016.
- d. **Development Review Committee:** May 10, May 17, May 24, May 31, and June 7, 2016, meeting agendas attached. Next meeting scheduled for June 14, 2016.
- e. **Historic Preservation Review Committee:** May 16, May 23, May 31, and June 6, 2016, meeting agendas; and May 9, 2016 cancellation notice attached. Next meeting scheduled for June 13, 2016.
- f. **Construction Board of Adjustment and Appeals:** May 24, 2016, meeting cancellation notice attached. Next meeting scheduled for June 28, 2016.
- g. **Affordable Housing Committee:** June 7, 2016, meeting agenda attached. Next meeting scheduled for July 5, 2016.
- h. **Beautification Committee:** May 19, 2016, meeting agenda attached. Next meeting scheduled for June 16, 2016.
- i. **Buck Island Simmonsville Neighborhood Plan Committee:** Next meeting scheduled for July 18, 2016.
- j. **Lowcountry Area Transportation Study Metropolitan Planning Organization Technical Committee:** June 3, 2016, meeting agenda attached. Next meeting scheduled for September 9, 2016.
- k. **Lowcountry Area Transportation Study Metropolitan Planning Organization Policy Committee:** Next meeting scheduled for July 8, 2016, if there are items which need to be addressed by the committee.
- l. **Beaufort County Transportation Committee:** May 18, 2016, meeting agenda attached. Next meeting scheduled for July 20, 2016,

2. Community Development / Affordable Housing Committee Work Program.

- a. **Bluffton Home Series Program.** Town Staff is currently working with applicants interested in the program. To date 13 potential applicants have discussed the program with Town Staff. Currently two applicants are speaking with lending institutions regarding financing.
- b. **Home Repair Program - Minor.** As of July 1, 2015, the program has been funded by Town Council for FY16 and Town Staff is continuing to process applications for assistance. Sixteen homes have been repaired to date for a total repair cost of over \$62,000. The program is available to any Bluffton homeowner whose family income does not exceed 60% of the area median income for Beaufort County (\$28,938 for a 1 person household, \$33,072 for a 2 person household, and \$41,340 for a 4 person household). Each qualified household is eligible for up to \$5,000 in home repairs (\$10,000 for roof repairs and replacements) that result in safer, drier homes. The Home Repair Program is a part of the Neighborhood Assistance Program which was established to increase the quality of life for all residents while creating a safer more vibrant community that retains its character and provides for affordable housing. Applications are available on the Town's website, www.townofbluffton.sc.gov and at Town of Bluffton Town Hall located at the Theodore D. Washington Municipal Building at 20 Bridge Street.
- c. **Affordable Housing Workforce Housing Request for Qualifications.** The Affordable Housing Committee voted to extend the deadline date for responses. The intent of the Request for Qualifications is to attract development teams interested in a small scale affordable housing project that focuses on homeownership. To date AHC has received one response.

3. Beautification Committee Work Plan.

- a. The Bluffton Road/Parkway Traffic Circle is complete
- b. Additional tree plantings and replacements are proposed for Oyster Factory Park parking area. A tree planting plans was prepared and approved by the Beautification Committee for a July installation.
- c. The Committee continued discussion about a proposed "Adopt-a-Planter" program and street tree plantings along May River Road at their last meeting. The Committee included this project in the submitted a FY 2017 Work Plan and Budget to Town Council for budget consideration.

4. Transportation Program.

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

- b. **SC 170 Widening.** SC 170 widening is complete except for some driveway openings which were included as part of Right of Way negotiation.
- c. **Bluffton Parkway Phase 5A.** Progress continues on this work. SCDOT and Beaufort County recently agreed on a change to add additional paving (overlay) to the contract to address the poor pavement condition of US 278 in the vicinity of the construction. Completion is anticipated in late spring or early summer.
- d. **Metropolitan Planning Organization (MPO).** The Long Range Transportation Plan, prioritization of projects and financial plan have been completed and adopted by the Policy Committee at their January meeting. The Transportation Improvement Program was approved and adopted at this meeting as well. With the adoption of the Long Range Transportation Plan, the Technical Committee will turn its focus to developing a Bicycle and Pedestrian Plan independent of the Long Range Transportation Plan.
- e. **Transportation Model.** A kick-off meeting was held on December 15, 2015. The update is being discussed. Information has been disseminated. Staff from the various governmental entities are reviewing the information and supplementing as needed with additional information. Modeling of new information will begin once staff has provided all additional information.
- f. **Bluffton Parkway Phase 5B South Carolina Transportation Infrastructure Bank Application.** South Carolina Department of Commerce reviewed the application and provided a letter of support. SCDOT also reviewed the application and had four comments related to overall schedule, costs and wetland impacts. Staff has addressed these comments and responses and some clarifications were resubmitted for approval in June 2015. Staff has completed a timeline of events related to the planning and design of this portion of the parkway as well as made sure all of the information in the application is up to date and accurate. A final draft of the application has been completed.
- g. **Beaufort County Transportation Committee (BCTC).** The first meeting of this newly authorized group met on January 20, 2016 at 3:00 pm. The group has changed considerably with only two members who previously served on the committee remaining. SCDOT presented information on the County Transportation Committee organization, funding etc. Rob McFee, Director of Engineering and Infrastructure, provided an update of the Beaufort County Committee's work in the past including road ratings for dirt road improvements and finances to date. The BCTC elected a chair and discussed a work session to be held in the future. Of the three districts in the area, only district 8 was represented. Kraig Gordon, voted Chair, is from District 8 and has been appointed. Council can make suggestions to the County Council members on potential candidates. County Council has the decision making authority.

Bluffton Parkway Overlay. Bluffton Parkway from Simmonsville to Buck Island will be overlaid as part of its routine maintenance. A contract with Lane Construction was approved by County Council at its August 24th meeting. The construction was anticipated to take place this fall, but the flooding in October has resulted in delays in this work as contractors are busy repairing flood damaged roadways. In addition to the overlay, the contractor will rework the intersection of Malphrus Road and Bluffton Parkway to minimize

the break over angle in the middle of the intersection reducing the crown and making the intersection easier to drive across. This work has not been definitely rescheduled at this time.

ATTACHMENTS:

1. Planning Commission meeting cancelation for May 25, 2016;
2. Historic Preservation Commission meeting agenda for June 1, 2016;
3. Board of Zoning Appeals meeting cancelation notice for June 7, 2016;
4. Development Review Committee meeting agendas for May 10, May 17, May 24, May 31 and June 7, 2016;
5. Historic Preservation Review Committee meeting agendas for May 16, May 23, May 31 and June 6, 2016; and meeting cancelation notice for May 9, 2016;
6. Construction Board of Adjustment and Appeals meeting cancelation notice for May 24, 2016;
7. Affordable Housing Committee meeting agenda for June 7, 2016;
8. Beautification Committee meeting agenda for May 19, 2016;
9. Lowcountry Area Transportation Study Metropolitan Planning Organization Technical Committee meeting agenda for June 3, 2016;
10. Beaufort County Transportation Committee meeting agenda for May 18, 2016;
11. Building Permits and Planning Applications:
 - a. Building Permits Issued 2010-2016 (to date);
 - b. Building Permits Issued Per Month 2010-2016 (to date); and
 - c. Value of Construction 2010-2016 (to date);
 - d. New Single Family/Multi-Family Residential Building Permits Issued Per Month 2010-2016 (to date);
 - e. New Single Family/Multi-Family Residential Building Permits Issued by Neighborhood 2010-2016 (to date);
 - f. New Single Family/Multi-Family Certificates of Occupancy Issued by Neighborhood 2010-2016 (to date);
 - g. New Commercial Construction/Additions Heated Square Footage 2010- 2016 (to date);
 - h. Planning and Community Development Applications Approved 2010-2016 (to date);
12. Planning Active Application Report.



PUBLIC NOTICE

The Planning Commission (PC)
meeting scheduled for

Wednesday, May 25, 2016, at
6:00 P.M.

Has been CANCELED
due to lack of agenda items

The next meeting is scheduled for
Wednesday, June 22, 2016

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



**TOWN OF BLUFFTON
HISTORIC PRESERVATION COMMISSION**

Theodore D. Washington Municipal Building
Large Meeting Room
Wednesday, June 1, 2016, 6:00p.m.

I. CALL TO ORDER

II. ROLL CALL

III. NOTICE REGARDING ADJOURNMENT

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

IV. NOTICE REGARDING PUBLIC COMMENTS

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

V. ADOPTION OF AGENDA

VI. ADOPTION OF MINUTES - May 4, 2016

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

VIII. OLD BUSINESS

IX. NEW BUSINESS

1. FOR ACTION

A. Certificate of Appropriateness Amendment. A request by Thomas Viljac, for approval of a Certificate of Appropriateness Amendment to allow for the revision of the southern elevation of "The Depot" building and to change the material of the upper level from horizontal siding to board and batten on the property identified as 1 Captains Cove in the Carson Cottages Development in the Old Town Bluffton Historic District and zoned Neighborhood Center-HD. (COAA-09-15-9356)

B. Site Feature-HD. A request by Sara Kelly for approval of a Site Feature-HD Permit to allow the installation of a preassembled shed of approximately 96 SF to be located on the property identified as 77 Bridge Street in the Old Town Bluffton Historic District and zoned Neighborhood Conservation-HD. (SFHD-05-16-9354)

- C. Certificate of Appropriateness.** A request by Joe Hall, on behalf of Meghan and Charles Young, for approval of a Certificate of Appropriateness to allow for the construction of a Carriage House of approximately 1,200 SF and an addition of approximately 356 SF to the front porch to wrap around the east side of the building located on the property identified as 17 Lawrence Street in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. (COFA-3-16-9567)
- D. Certificate of Appropriateness.** A request by Thomas Viljac, for approval of a Certificate of Appropriateness to allow the construction of a trellis of approximately 890 SF along the northern and western elevation (rear) of the Dispensary and another of approximately 240 SF at the east elevation (front) on the property identified as 15 Captains Cove in the Carson Cottages Development and zoned Neighborhood Center-HD. (COFA-3-16-9546)
- E. Certificate of Appropriateness.** A request by Southern Coastal Homes, for approval of a Certificate of Appropriateness to allow the construction of a new Single Family Residence of approximately 1,800 SF and Carriage House of approximately 490 SF on the property identified as 5802 Yaupon Road in the Stock Farm development and zoned Neighborhood General – HD. (COFA-6-15-9258)
- F. Certificate of Appropriateness.** A request by Sean Lewis, on behalf of Dagmara Sakowicz, for approval of a Certificate of Appropriateness to allow the construction of a new single family residence of approximately 2,335 SF and a detached carriage house of approximately 1,200 SF on the property identified as 34 Tabby Shell Road (Lot 18) in the Tabby Roads Development, in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. (COFA-4-16-9606)
- G. 6 Bruin Road.** A request by R. Steward Design, LLC., on behalf of Henry Carroll, for approval of a Certificate of Appropriateness to allow the construction of a Commercial Cottage of approximately 1,360 SF on the property identified as 6 Bruin Road in the Old Town Bluffton Historic District and zoned Neighborhood Core-HD. (COFA-3-16-9549)
- H. Lot 14, Calhoun Street Promenade.** A request by Pearce Scott Architect, on behalf of Ken & Deb Timen, for approval of a Certificate of Appropriateness to allow the construction of a 3 story Main Street Building of approximately 3,600 SF on the property identified as Lot 14 located in the Calhoun Street Promenade Development in the Old Town Bluffton Historic District and zoned Neighborhood Core-HD. (COFA-4-16-9581)

X. DISCUSSION

XI. ADJOURNMENT

NEXT MEETING DATE – Wednesday, July 6, 2016

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



PUBLIC NOTICE

The Board of Zoning Appeals
(BZA)

Meeting scheduled for

Tuesday, June 7, 2016, at 6:00 p.m.

Has been CANCELED

The next meeting is scheduled for
Tuesday, July 5, 2016

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



TOWN OF BLUFFTON DEVELOPMENT REVIEW COMMITTEE MEETING AGENDA

Theodore D. Washington Municipal Building
Large Meeting Room
Tuesday, May 10, 2016, 1:00 p.m.

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

1. **Goethe-Shults Road Sidewalks – Public Project:** A request by Ryan Lyle, Andrews Engineering and Surveying, for the approval of a Public Project. This project consists of approximately 7,100 LF of 5' wide sidewalk along Goethe Road, Shults Road, Hilderbrand Road, Eight Avenue, and Ninth Avenue. (DP-4-16-9608)
2. **Carroll Cottage – Preliminary Development Plan:** A request by Randolph Stewart, R. Stewart Design, LLC, for the approval of a Preliminary Development Plan. The project proposes the land division and construction of a new commercial structure to an existing developed property. The development is located on Bruin Street within the Neighborhood Core HD and is identified by tax map number R610 039 00A 0076 0000. (DP-3-16-9548)
3. **Bluffton Park Medical Offices – Preliminary Development Plan:** A request by David Kim, Georgia Eye Institute, for the approval of a Preliminary Development Plan. The project proposes the construction of four buildings that will contain primarily medical offices on approximately 3.45 acres. The property is located between Persimmon Street and Red Cedar Street within the Shultz PUD and is identified by tax map numbers R610 031 000 1369 0000, R610 031 000 1379 0000, R610 031 000 1380 0000. (DP-04-16-9615)

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT

NEXT MEETING DATE: Tuesday, May 17, 2016

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



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

Theodore D. Washington Municipal Building
Large Meeting Room
Tuesday, May 17, 2016, 1:00 p.m.

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

1. **301 Buck Island Road – Subdivision:** A request by Tamika Jenkins for the approval of a Subdivision. The project proposes the subdivision of .533 acres into two residential lots. The property is zoned Residential General and is identified by tax map number R610 039 007C 0000. (SUB-4-16-9625)
2. **Time Warner Cable – Public Project:** A request Time Warner Cable Southeast, LLC for the approval of a Public Project. This project consists of 889 feet of HDD boring using a 2 inch HDPE conduit casing at 4 feet depth. The project will take place at 45 Sheridan Park Circle near the intersection of Persimmon Street and Sheridan Park Circle. (DP-4-16-9605)

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT

NEXT MEETING DATE: Tuesday, May 24, 2016

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



TOWN OF BLUFFTON DEVELOPMENT REVIEW COMMITTEE MEETING AGENDA

Theodore D. Washington Municipal Building
Large Meeting Room

Tuesday, May 24, 2016, 1:00 p.m.

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

1. **Branded Residential – Development Plan Amendment:** A request by Michael Hughes on behalf of May River Forest, LLC for the approval of a Development Plan Amendment. The Amendment is for the demolition of the current Essential Resources Building and site clearing to develop approximately 29 residential lots, a pool amenity and associated infrastructure. The property is located within the Palmetto Bluff PUD and is identified by tax map numbers R614 045 000 0026 0000, R614 045 000 0184 0000, R614 045 000 0535 0000, and R614 045 000 0536 0000. (DPA-5-16-9630)
2. **Moreland Block L2 – Development Plan Amendment:** A request by Michael Hughes on behalf of May River Forest, LLC for the approval of a Development Plan Amendment. The project consists of thirty-six (36) new single family lots and associated infrastructure. The property is located at the end of Old Moreland Road within the Palmetto Bluff PUD and is identified by tax map number R614 052 000 0059 0000. (DPA-5-16-9631)
3. **Seagrass Station Phase 2 – Preliminary Development Plan:** A request by Thomas and Hutton Engineering on behalf of Centex Homes for the approval of a Preliminary Development Plan. The proposed development consists of 67 single family residential lots and associated infrastructure. The property is approximately 17.8 acres located on Highway 170 within the Village at Verdier PUD and is identified by tax map number R610 021 000 0518 0000. (DP-05-16-9632)
4. **19 Freedom Trail – Tree Removal:** A request by D. R. Horton for the approval of a tree removal permit for a 24 inch Live Oak. The proposed tree is located in the center of the lot. The property is approximately .14 acres located in Heritage Phase 2 and is identified by tax map number R614 035 000 0933 0000. (TRER-05-16-9337)

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT

NEXT MEETING DATE: Tuesday, May 31, 2016

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



TOWN OF BLUFFTON DEVELOPMENT REVIEW COMMITTEE MEETING AGENDA

Theodore D. Washington Municipal Building
Large Meeting Room

Tuesday, May 31, 2016, 1:00 p.m.

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

1. **May River Montessori 2 – Final Development Plan:** A request by Court Atkins Architects, Inc., on behalf of Sharon Haag for the approval of a Final Development Plan. The development consists of the addition of a second floor to the existing school building. The property is located at 60 Calhoun Street within the Neighborhood Center Historic District and is identified by tax map number R610 039 00A 0121 0000. (DP-3-16-9571)
2. **Carroll Cottages – Subdivision:** A request by Randolph Stewart Design, LLC, on behalf of Henry Carroll for the approval of a Subdivision. The project includes the division of a .128 acre parcel. The property is located within the Neighborhood Core – Historic District and is identified by tax map numbers R610 039 00A 0076 0000, and R610 039 00A 0258 0000. (SUB-05-16-009644)
3. **50 Jason Street – Subdivision:** A request by Jose Jauregui for the approval of a Subdivision. The project includes the division of a 1.046 acre parcel into two separate lots. The property is zoned Residential General and is identified by tax map number R610 039 000 0139 0000. (SUB-5-16-9645)
4. **Time Warner Cable Sheridan Park – Public Project:** A request by Time Warner Cable Southeast, LLC, for the approval of a Public Project. The project consists of .242 miles of 2 inch HDPE Conduit bore Cable. The property is located near the intersection of Sheridan Park Circle and Fording Island Road within the Rose Hill PUD and is identifies by tax map number R610 031 000 0028 0000. (DP-5-16-9661)
5. **Parcel 10A and 10B – Initial Master Plan:** A request by Thomas and Hutton Engineering on behalf of University Investments, LLC, for the approval of an Initial Master Plan. The project proposes a Memory Care America Facility on the southern portion of Parcel 10A with the remaining areas to be specified at time of

Development Permit Application. The property is located southwest of Buckwalter Place on Bluffton Parkway within the Buckwalter PUD and is identified by tax map numbers R610 029 000 0788 0000 and R610 029 000 0788 0000. (MP-05-16-9654)

6. **Cypress Ridge Phase 7- Development Plan Amendment:** A request by Thomas and Hutton Engineering on behalf of D.R. Horton, Inc., for the approval of a Development Plan Amendment. The proposed amendment consists of the addition of a mail kiosk location in the approved development plan (DP-4-15-9281). The property is located southeast of Highway 170 and Mill Creek Boulevard within the Jones Estate PUD and is identified by tax map number R614 028 000 0916 0000. (DPA-5-16-9653)

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT

NEXT MEETING DATE: Tuesday, June 7, 2016

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



TOWN OF BLUFFTON DEVELOPMENT REVIEW COMMITTEE MEETING AGENDA

Theodore D. Washington Municipal Building
Large Meeting Room

Tuesday, June 7, 2016, 1:00 p.m.

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

1. **Carroll Cottages – Subdivision:** A request by Randolph Stewart Design, LLC, on behalf of Henry Carroll for the approval of a Subdivision. The project includes the division of a .128 acre parcel. The property is located within the Neighborhood Core – Historic District and is identified by tax map numbers R610 039 00A 0076 0000, and R610 039 00A 0258 0000. (SUB-05-16-009644)
2. **Time Warner Cable Sheridan Park – Public Project:** A request by Time Warner Cable Southeast, LLC, for the approval of a Public Project. The project consists of .242 miles of 2 inch HDPE Conduit bore Cable. The property is located near the intersection of Sheridan Park Circle and Fording Island Road within the Rose Hill PUD and is identifies by tax map number R610 031 000 0028 0000. (DP-5-16-9661)
3. **95 Towne Drive – Tree Removal:** A request by Bryan Futscher on behalf of Brixmor Property Group for the approval of a Tree Removal permit. The proposed tree is a 31 inch Oak located inside courtyard in front of Which Wich in Belfair Town Village. The property is approximately 11.1 acres and is identified by tax map number R610 031 000 0194 0000. (TRER-05-16-9418)
4. **1321 May River Road – Tree Removal:** A request by Lawrence Leary on behalf of Landmark 2 Developers LLC for the approval of a Tree Removal permit. The proposed tree is a 42 inch Live Oak located on 1321 May River Road. The property is identified by tax map number R614 039 00A 0313 0000. (TRER-05-16-9487)
5. **Boundary Street – Subdivision:** A request by Bruce Kunkel for the approval of a Subdivision. The project includes the division of a 0.29 acre parcel into 2 lots. The property is located on Boundary Street between Hickory Trace and Green Street within the Neighborhood Center – Historic District and is identified by tax map number R610 039 00A 0254 0000. (SUB-5-16-9672)

6. **Midpoint Phase 1B – Subdivision:** A request by Atlas Surveying Inc. on behalf of Village Park Homes for the approval of a Subdivision. The project includes the division of a 0.969 acre parcel into 6 lots. The property is located on New Riverside Road within the Palmetto Bluff PUD and is identified by tax map number R610 044 0123 0000. (SUB-5-16-9673)
7. **Lidl Grocery Store – Preliminary Development Plan:** A request by Bohler Engineering NC, PLLC on behalf of Lidl US Operations LCC for the approval of a Preliminary Development Plan. The proposed development includes construction of a 35,962 square foot grocery store and associated infrastructure. The property is approximately 5.43 acres located on Buckwalter Towne Boulevard within the Buckwalter PUD and is identified by tax map numbers R610 030 000 1704 0000, R610 030 000 1854 0000, R610 030 000 1865 0000 and R610 030 000 1856 0000. (DP-05-16-9671)

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT

NEXT MEETING DATE: Tuesday, June 14, 2016

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



PUBLIC NOTICE

The Historic Preservation Review
Committee (HPRC)
Meeting scheduled for

Monday, May 9, 2016, at 4:00 P.M.

has been CANCELED

The next meeting is scheduled for
Monday, May 16, 2016

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



TOWN OF BLUFFTON
HISTORIC PRESERVATION REVIEW COMMITTEE MEETING AGENDA

Theodore D. Washington Municipal Building

Large Meeting Room

Monday, May 16, 2016, 4:00 p.m.

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

1. **80 Bridge Street.** A request by Kurt Hall of Thomas L. Hiatt Architects, on behalf of Katherine W. Harvey, for review of a Certificate of Appropriateness to allow the construction of a new single family residence of approximately 2,560 SF and a detached carriage house of approximately 995 SF on the property identified as 80 Bridge Street in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. (COFA-5-16-9635)

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT

NEXT MEETING DATE: Monday, May 23, 2016

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



TOWN OF BLUFFTON
HISTORIC PRESERVATION REVIEW COMMITTEE MEETING AGENDA

Theodore D. Washington Municipal Building
Large Meeting Room
Monday, May 23, 2016, 4:00 p.m.

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

1. **10 Wharf Street.** A request by Webb Construction for review of a Certificate of Appropriateness to allow the construction of a new single family residence of approximately 1,725 SF and a carriage house of approximately 810 SF on the property identified as 10 Wharf Street in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. (COFA-5-16-9657)
2. **Lot 26, Tabby Roads.** A request by Mike Vacarro of Vaccaro Architecture, Inc., on behalf of Carl and Jennifer Myers, for review of a Certificate of Appropriateness to allow the construction of a new single family residence of approximately 2,000 SF on the property identified as Lot 26 in the Tabby Roads Development in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. (COFA-5-16-9658)

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT

NEXT MEETING DATE: Tuesday, May 31, 2016

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



TOWN OF BLUFFTON
HISTORIC PRESERVATION REVIEW COMMITTEE MEETING AGENDA

Theodore D. Washington Municipal Building
Large Meeting Room

Tuesday, May 31, 2016, 4:00 p.m.

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

1. **5778 Yaupon Street.** A request by Southern Coastal Homes for review of a Certificate of Appropriateness to allow the construction of a new single family residence of approximately 2,480 SF and a carriage house of approximately 592 SF on the property identified as 5778 Yaupon Street (Lot 17B) in the Stock Farm Development in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. (COFA-5-16-9675)

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT

NEXT MEETING DATE: Monday, June 6, 2016

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



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

Theodore D. Washington Municipal Building

Large Meeting Room

Monday, June 6, 2016, 4:00 p.m.

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

1. **209 Goethe.** A request by George Gomolski, for review of a Certificate of Appropriateness-HD to construct a new mixed use building of approximately 3,290 SF and a carriage house of approximately 1,150 SF on the currently undeveloped lot located at 209 Goethe Road in the in the Old Town Bluffton Historic District, and zoned Neighborhood Core-HD (COFA-10-14-8432).

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT

NEXT MEETING DATE: Monday, June 13, 2016

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



PUBLIC NOTICE

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

Tuesday, May 24, 2016, at 6:00 P.M.

Has been CANCELED
due to lack of agenda items

The next meeting is scheduled for
Tuesday, June 28, 2016

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



TOWN OF BLUFFTON
AFFORDABLE HOUSING COMMITTEE MEETING AGENDA

Theodore D. Washington Municipal Building
Large Meeting Room
Tuesday, June 7, 2016
10:00 a.m.

- I. CALL TO ORDER
- II. ROLL CALL
- III. ADOPTION OF AGENDA
- IV. ADOPTION OF MINUTES – May 3, 2016
- V. PUBLIC COMMENTS
- VI. OLD BUSINESS
 - 1. Policy Amendment Request
 - 2. USDA Single Family Housing Repair Loans and Grants
 - 3. Builders Material Donation
 - 4. HUD H.O.M.E. program (LCOG)
 - 5. Upcoming Heirs Property Seminar
- VII. NEW BUSINESS
- VIII. PUBLIC COMMENTS
- IX. DISCUSSION
 - 1. **Home Repair Update.** A review of the monthly home repair activities
 - 2. **Upcoming Meeting Dates.** July 2016 and September 2016
- X. ADJOURNMENT

NEXT MEETING DATE – Tuesday, July 5, 2016

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



**TOWN OF BLUFFTON
BEAUTIFICATION COMMITTEE MEETING AGENDA**

Theodore D. Washington Municipal Building
Large Meeting Room
Thursday, May 19, 2016, 10:00 a.m.

- I. CALL TO ORDER
- II. ROLL CALL
- III. ADOPTION OF THE AGENDA
- IV. ADOPTION OF MINUTES – April 21, 2016
- V. PUBLIC COMMENTS
- VI. OLD BUSINESS
 - 1. Update of Arbor Day Event (4/29/2016) and discussion for next year.
 - 2. Status of Tree Plantings at Oyster Factory Park Parking Area.
- VII. NEW BUSINESS
 - 1. Review and discuss future street tree plantings at May River Road (Eric)
- VIII. DISCUSSION
 - 1. Continued discussion of the Adopt-a-Planter program
- IX. ADJOURNMENT

NEXT MEETING DATE: Thursday, June 16, 2016

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



LATS MPO Technical Committee Meeting Agenda

Friday, June 3, 2016, 10:00 am
TCL New River Classroom 138

1. Selection of New Chairperson
2. Acceptance/Correction of Notes from March 4, 2016 Meeting
3. SCDOT Update on US 17
4. Beaufort County Update on Projects
5. Palmetto Breeze Service and Activities Update
6. Lowcountry Travel Demand Model Update
7. Bike-Ped Plan for Study Area: Update on data sources and mapping and future tasks.
8. Agenda for Policy Committee meeting on Friday, July 8, 2016
9. Other Business
10. Adjournment



Committee Members:

Kraig Gordon, Chairman

Bob Arundell, Joe DeVito

J. Craig Forrest, Mark McCain

Steve Miller, James Morrall

Paul Runko, Joseph Stroman

Stephen Wilson

AGENDA
COUNTY TRANSPORTATION COMMITTEE

Wednesday, May 18, 2016

4:00 p.m.

Executive Conference Room, Administration Building
Beaufort County Government Robert Smalls Complex
100 Ribaut Road, Beaufort

1. CALL TO ORDER – 4:00 P.M.
 - A. APPROVAL OF MINUTES – March 16, 2016 ([backup](#))
2. INTRODUCTIONS
3. PUBLIC COMMENT
4. STATUS OF CURRENT ROAD PROJECTS
Mr. Robert McFee, PE, Division Director, Construction Engineering and Facilities
5. UTILITY INFRASTRUCTURE
Chairman Kraig Gordon
6. OLD BUSINESS
 - A. UPDATE ON CTC RESERVE FUND REVIEW
Mr. Bob Arundell
 - B. UPDATE ON DIRT ROAD EVALUATION PROCESS FROM SUBCOMMITTEE
7. NEW BUSINESS
 - A. CHAIRMAN'S UPDATE
Chairman Kraig Gordon
 - B. REVIEW BCTC MARCH 31, 2016 FINANCIAL STATEMENT
Mr. Robert McFee, PE, Division Director, Construction Engineering and Facilities
 - C. FUNDING REQUEST FOR TRAFFIC SIGNAL ENHANCEMENT/DATA COLLECTION US 21/SC 170 ([backup](#))
Mr. Colin Kinton, Division Director, Transportation & Traffic Engineering
8. PUBLIC COMMENT

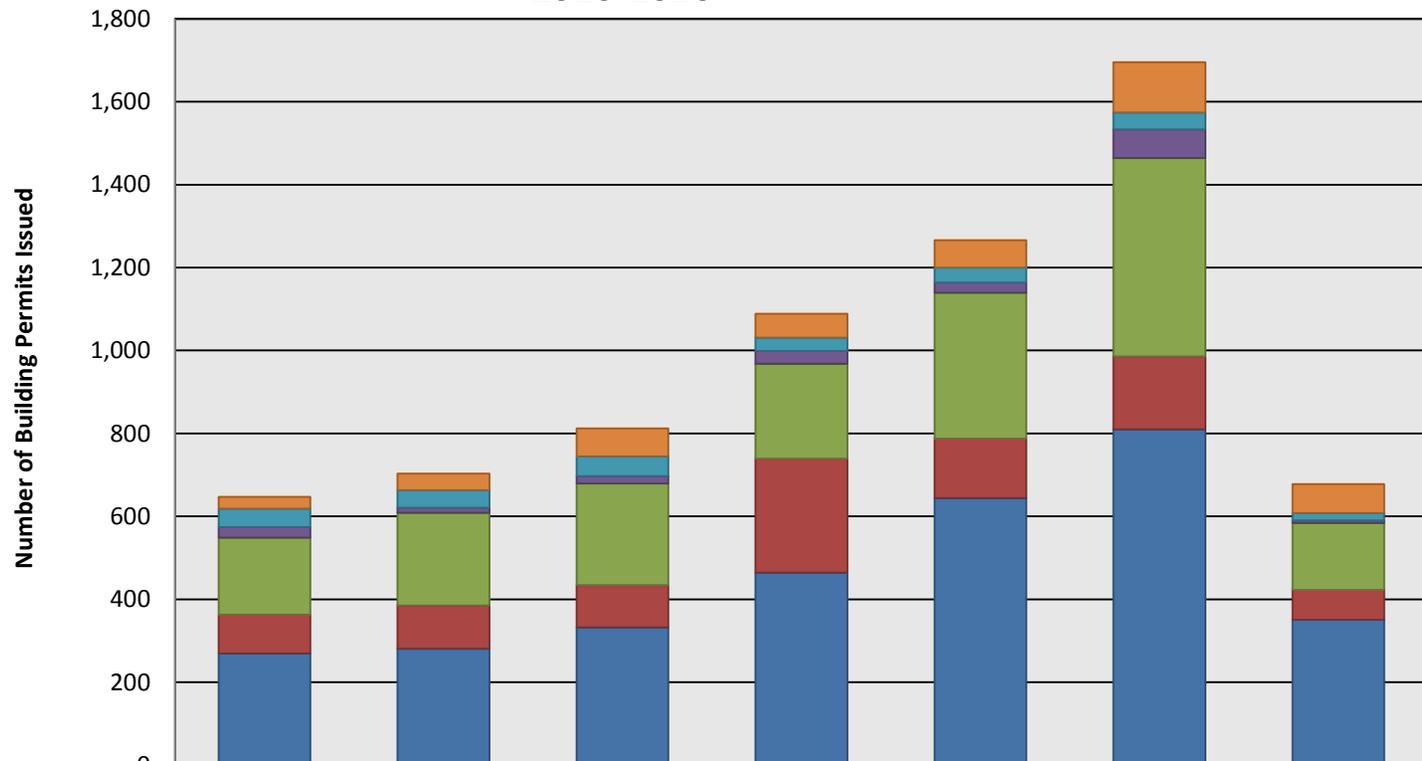


9. ADJOURNMENT - Special Meeting with Senator Davis – Wednesday, June 15, 2015 at 4:00 p.m., Executive Conference Room, County Administration Building, 100 Ribaut Road, Beaufort, SC

Next Regular Meeting – July 20, 2016, at 4:00 p.m., Executive Conference, Room County Administration Building, 100 Ribaut Road, Beaufort, SC



Town of Bluffton Building Permits Issued 2010-2016



	2010	2011	2012	2013	2014	2015	2016 To Date
Other Commercial	28	40	67	58	66	121	70
Commercial Addition	45	42	48	32	36	41	18
New Commercial Construction/ Tenant Upfit	25	12	18	31	25	69	6
Other Residential	186	224	245	229	351	478	161
Residential Addition	94	104	102	275	144	176	72
New Single Family/Multi-Family Residential	269	281	332	464	644	810	351

Year

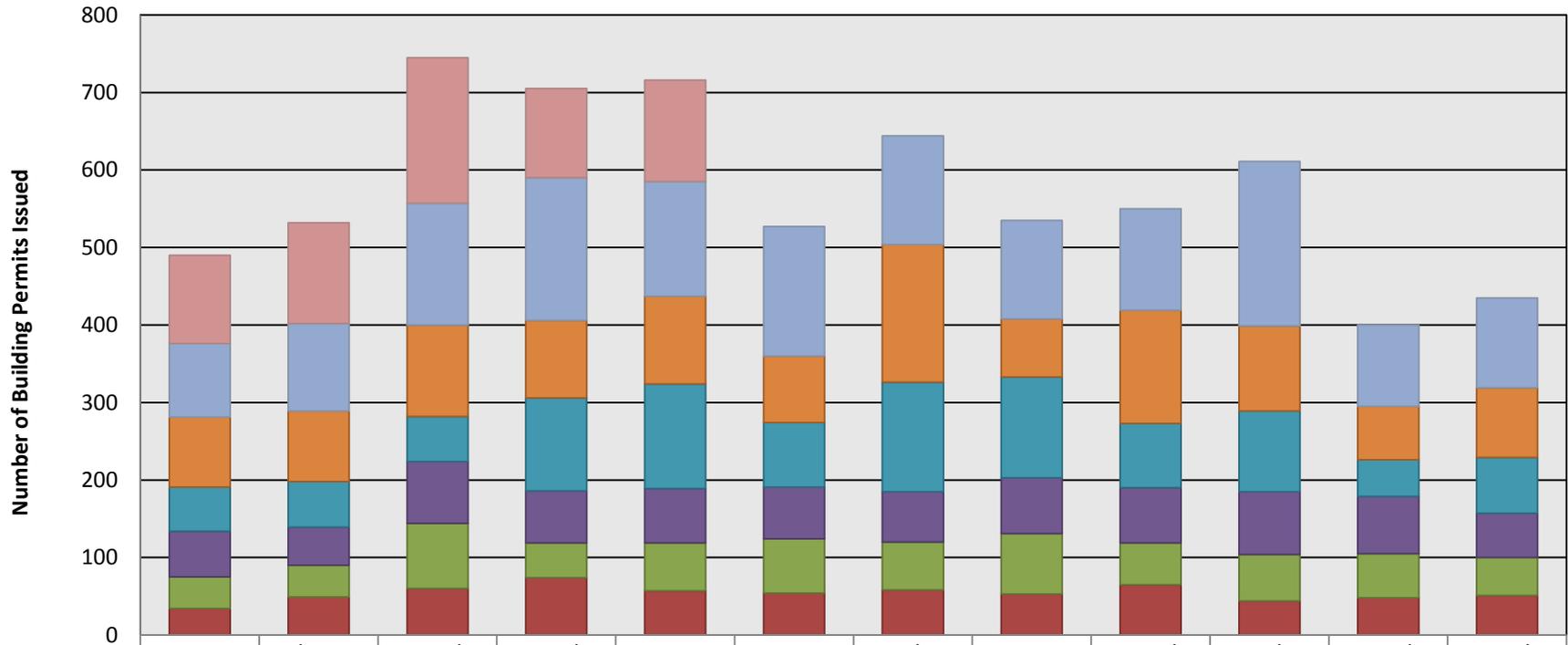
Notes: 1. "Other" Building Permits include permits for demolition, electrical, plumbing, gas, irrigation, HVAC replacement, pool/spa, roof repair, tent, construction trailer, fire sprinkler system, fire alarm system, and manufactured home replacement.

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

3. The monthly average of building permits issued in 2016 (year to date) is 136 per month which is a 4% decrease of building permits issued on a monthly basis from 2015.

Updated June 2, 2016

Town of Bluffton Building Permits Issued Per Month 2010-2016



	January	February	March	April	May	June	July	August	September	October	November	December
2016	114	130	188	115	131	0	0	0	0	0	0	0
2015	95	113	157	184	148	167	140	127	131	212	105	116
2014	90	91	118	100	113	86	178	75	146	110	69	90
2013	57	59	58	120	135	83	141	130	83	104	47	72
2012	59	49	80	67	70	67	65	72	71	81	74	57
2011	41	41	84	45	62	70	62	78	54	60	57	49
2010	34	49	60	74	57	54	58	53	65	44	48	51
2009	0	0	0	0	0	0	0	0	0	0	0	0

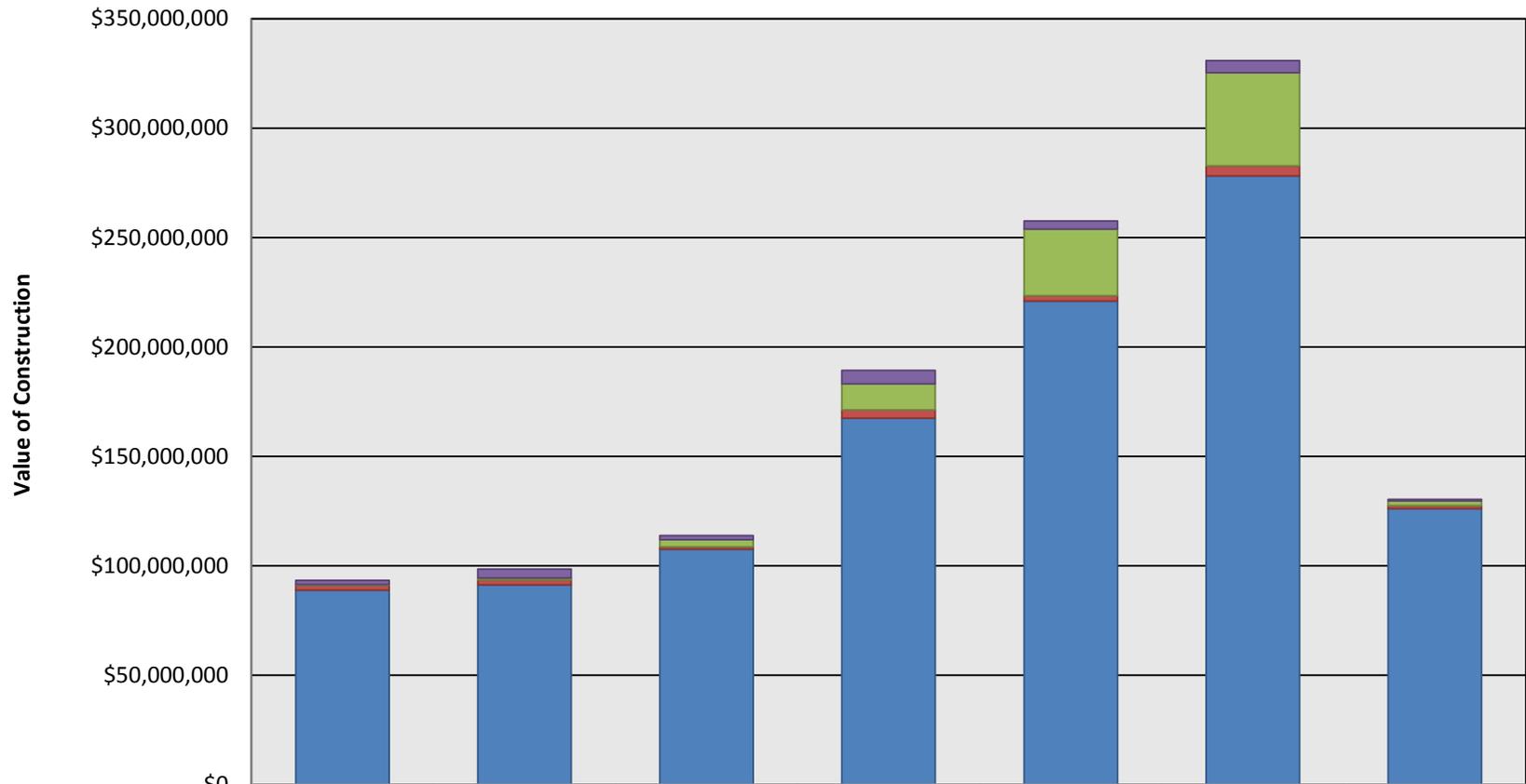
Notes: 1. "Other" Building Permits include permits for demolition, electrical, plumbing, gas, irrigation, HVAC replacement, pool/spa, roof repair, tent, construction trailer, fire sprinkler system, fire alarm system, and manufactured home replacement.

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

Month

Updated June 2, 2016

Town of Bluffton Value of Construction 2010-2016



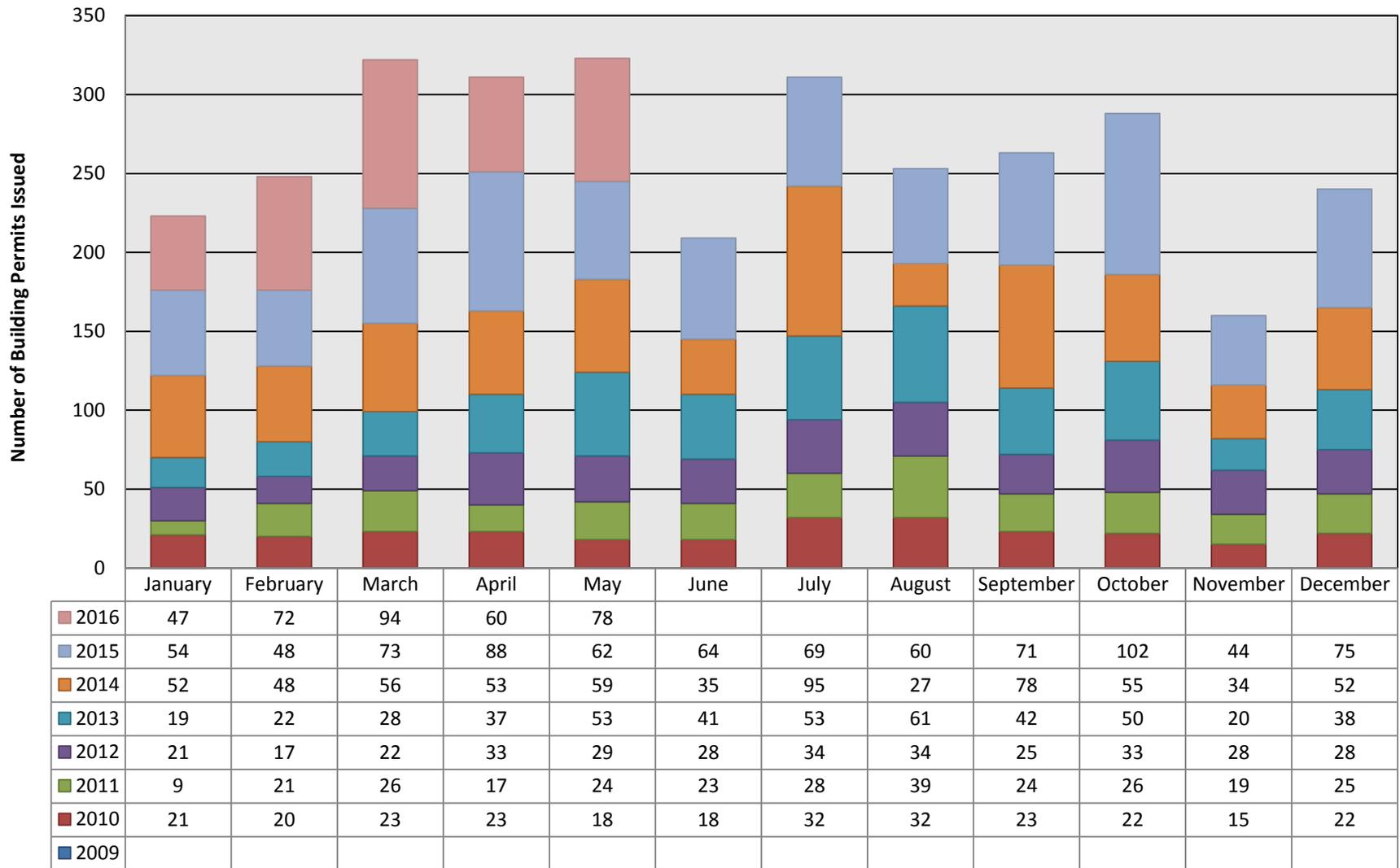
	2010	2011	2012	2013	2014	2015	2016 To Date
Commercial Additions	\$1,900,201	\$4,043,767	\$1,829,112	\$6,108,604	\$3,581,161	\$5,640,708	\$681,607
New Commercial/ Tenant Upfits	\$456,337	\$852,545	\$3,265,626	\$12,026,404	\$30,496,645	\$42,515,253	\$2,189,782
Residential Additions/ Renovations	\$2,129,051	\$2,279,051	\$1,115,065	\$3,729,782	\$2,519,255	\$4,652,929	\$1,375,613
New Single Family/ Multi-Family	\$88,820,755	\$91,316,936	\$107,490,514	\$167,435,317	\$220,887,215	\$278,078,709	\$126,055,794

Year

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

Updated June 2, 2016

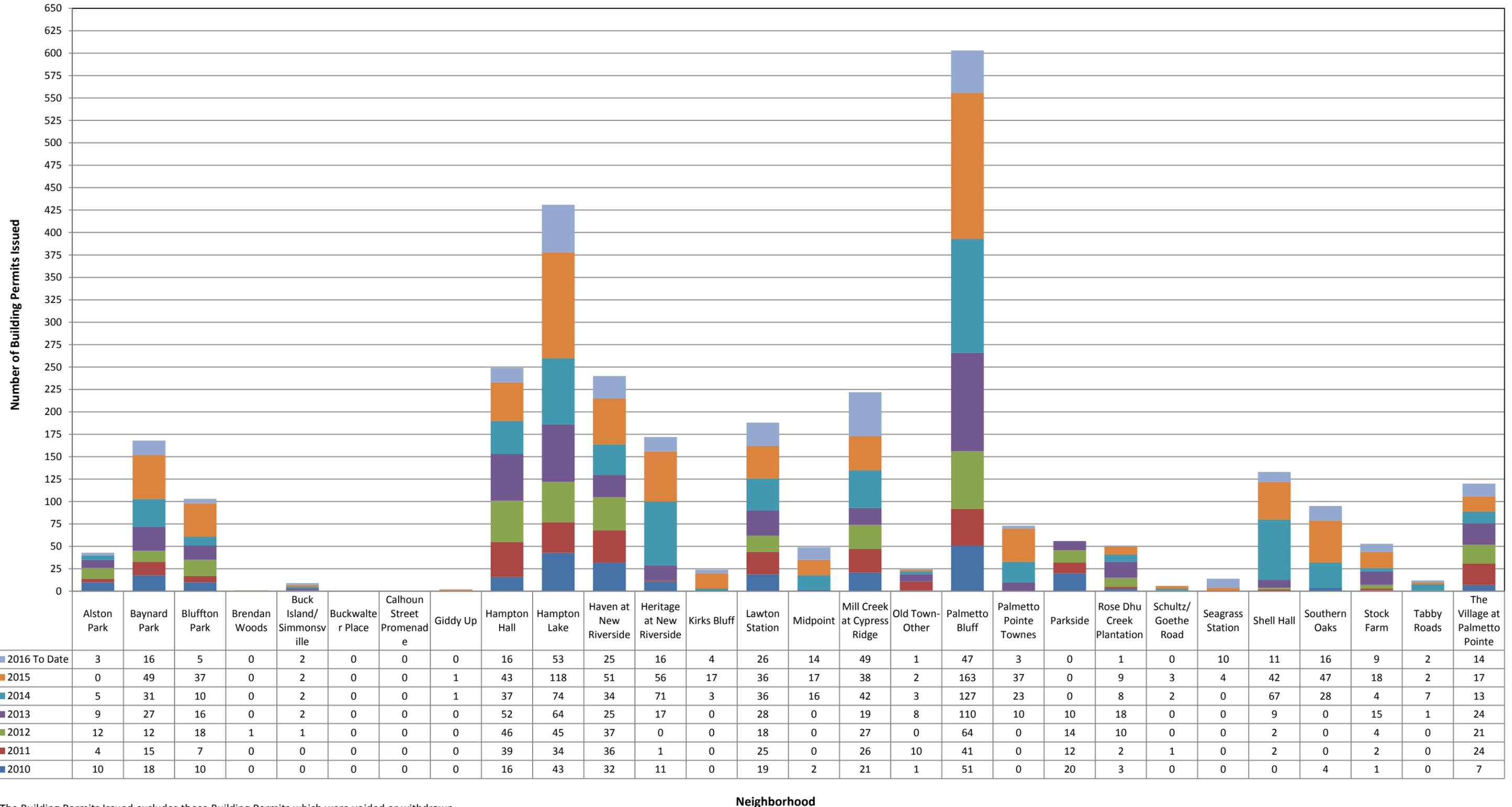
Town of Bluffton New Single Family/ Multi-Family Residential Building Permits Issued Per Month 2010-2016



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

Month

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

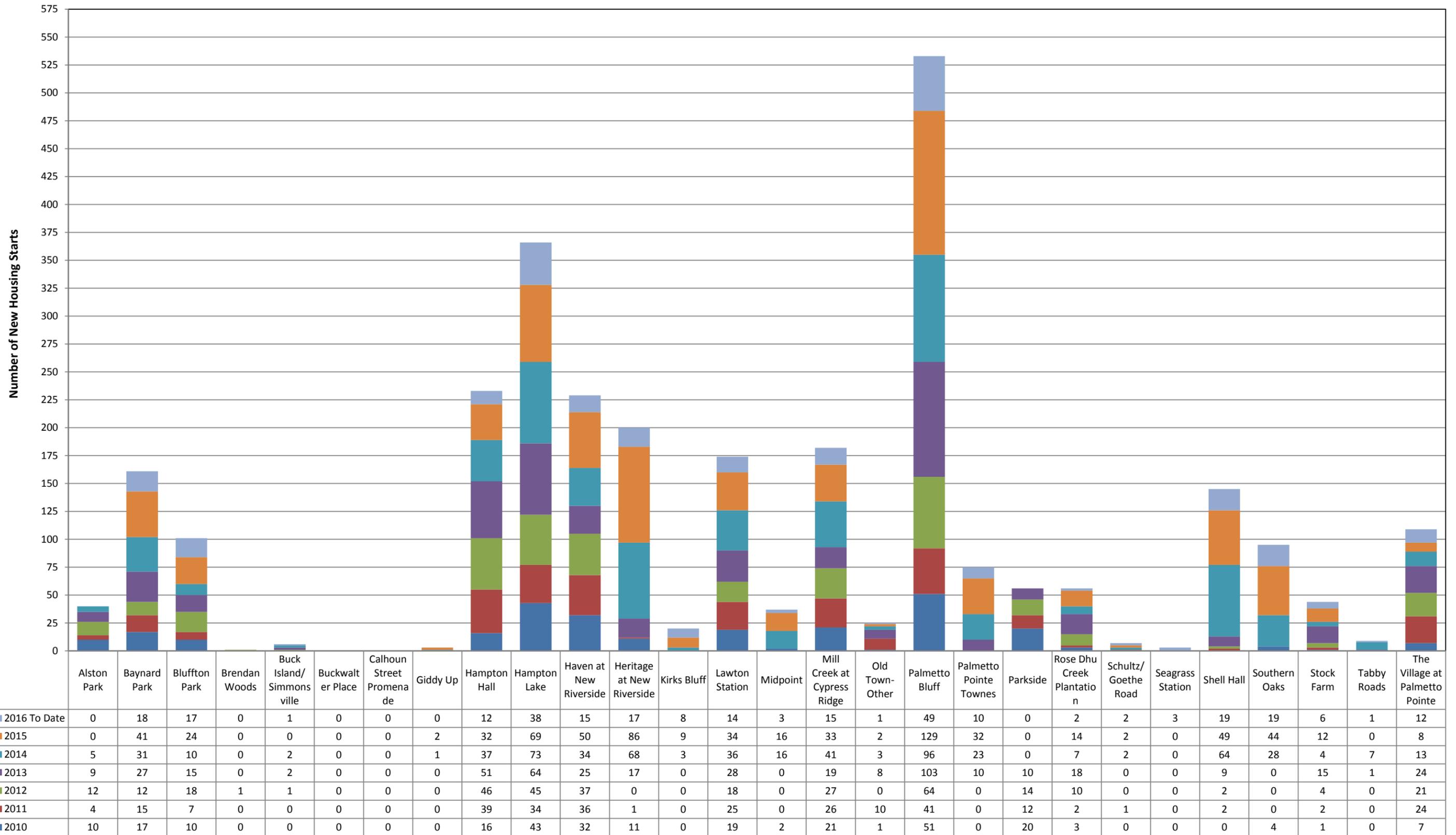


Note: The Building Permits Issued excludes those Building Permits which were voided or withdrawn

Neighborhood

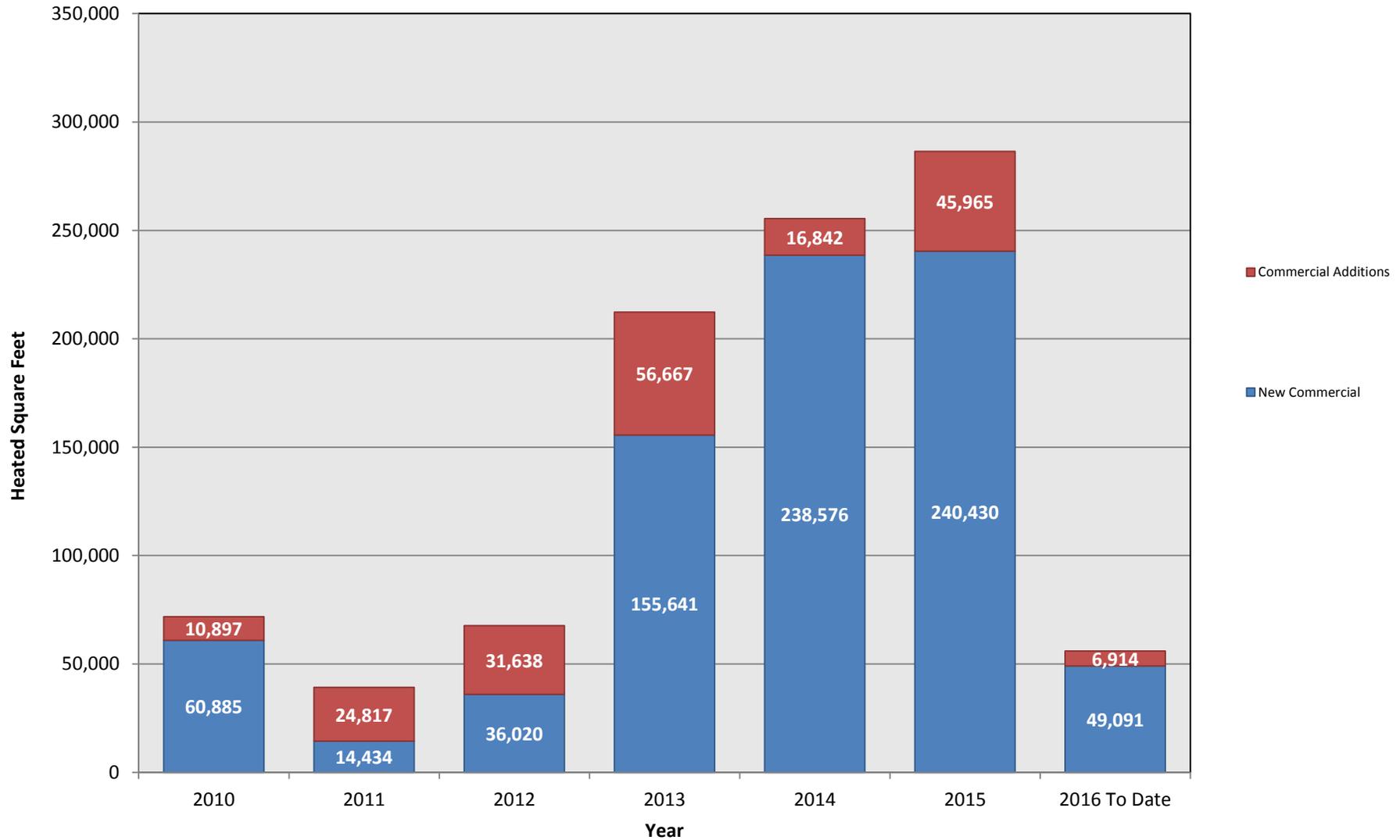
Updated June 2, 2016

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



Neighborhood

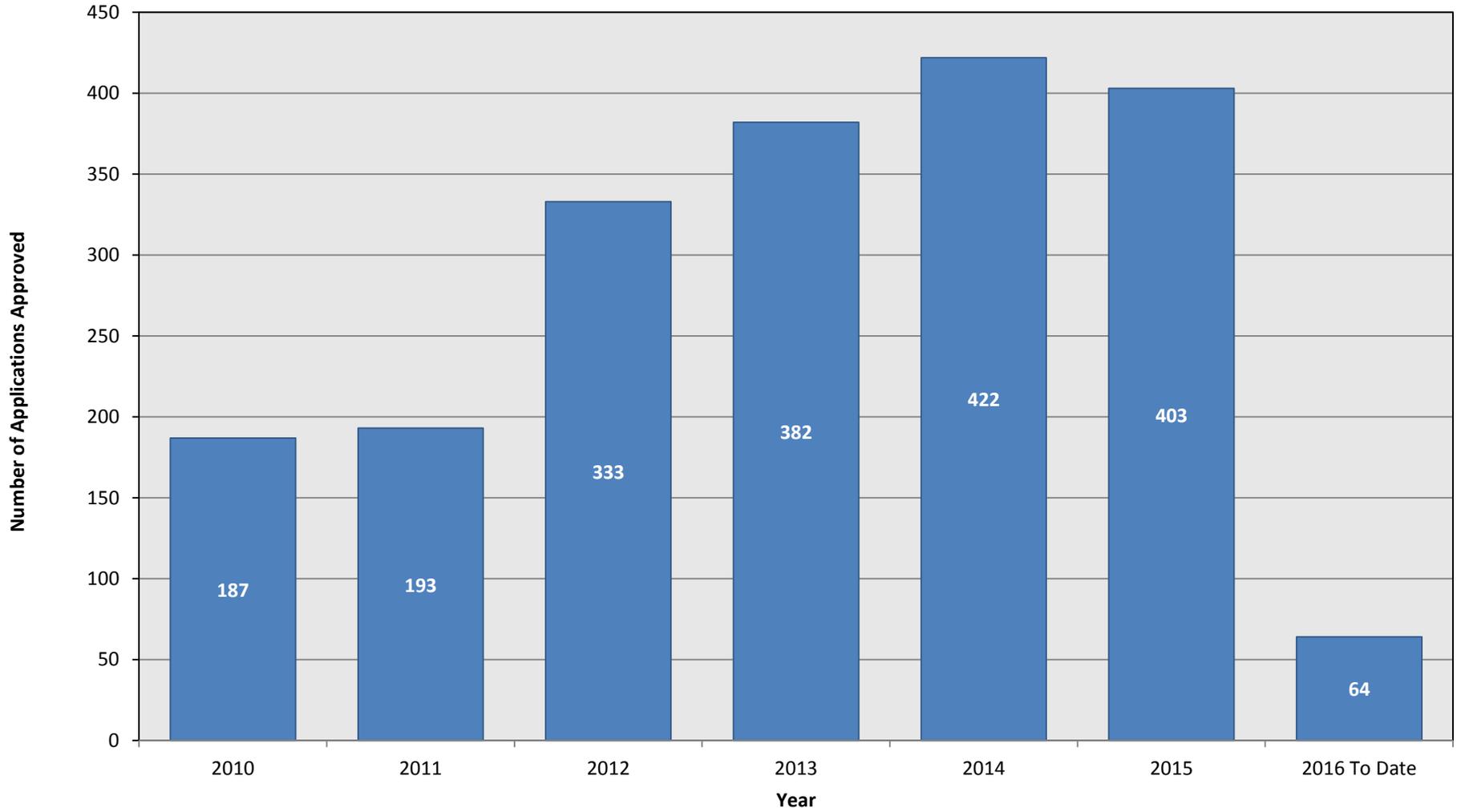
Town of Bluffton New Commercial Construction and Additions Heated Square Footage 2010 - 2016



Note: The monthly average of additional commercial square footage in 2016 (year to date) is 11201 which is a 47% decrease of additional commercial square footage from 2015.

Updated June 2, 2016

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





Growth Management Application Update Report

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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

ATTACHMENT 12

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

Certificate of Appropriateness

Highway Corridor Overlay District

COFA-06-16-009716	06/02/2016	30 SILVER LAKE RD	Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: JK Tiller Associates Inc

Owner: DR Horton

PLAN DESCRIPTION: The Applicant is requesting A Certificate of Appropriateness to construct a regional corporate office for D R Horton at the community entrance for Cypress Ridge to include the landscaping, lighting, and assorted buffers.

PROJECT NAME: Cypress Ridge -Office Building

COFA-12-15-009448	12/28/2015	0	Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: JLL, Inc.

Owner: WTS Bluffton

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

PROJECT NAME: VADEN NISSAN & INFINITI

Historic District

COFA-05-16-009658	05/16/2016	26 TABBY SHELL RD	Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: Michael Vaccaro

Owner: Carl Myers

PLAN DESCRIPTION: The applicant is requesting approval of a Certificate of Appropriateness for a Single Family Residential Structure.
STATUS: The application is currently being reviewed by Staff for conformance with the Unified Development Ordinance (UDO), Traditional Construction Patterns, and any development plans associated with the parcel and is scheduled for review by the HPRC at the May 23rd meeting.

PROJECT NAME: TABBY ROADS PHASE 1



Growth Management Application Update Report

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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

ATTACHMENT 12

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

Certificate of Appropriateness

COFA-03-16-009567	03/22/2016	17 LAWRENCE ST	Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: JKH Architect, LLC

Owner: Meghan Young

PLAN DESCRIPTION: The Applicant, Joseph Hall, is requesting on behalf of the owners, Mr. and Mrs. Young, a Certificate of Appropriateness for the construction of a new carriage house structure located at 17 Lawrence Street.
STATUS: The application was reviewed at the April 4th HPRC meeting and comments were provided to the Applicant. A final application has been submitted and is being reviewed for conformance with the UDO and is scheduled for review by the full HPC at the June 1st meeting.

PROJECT NAME: OLD TOWN

COFA-03-16-009575	03/29/2016	17 WHARF ST	Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: Nancy Moss

Owner: Bluffton Non-Profit Housing Corporation

PLAN DESCRIPTION: A request by Garfield and Nancy Moss for review of a Certificate of Appropriateness to allow the construction of a cottage of approximately 1,080 SF on a proposed subdivided lot from the main property identified as R610-039-00A-0306-0000, in the Old Town Bluffton Historic District and zoned Neighborhood General-HD.
STATUS: The application was reviewed at the April 4th HPRC meeting and the May 4th 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: OLD TOWN

COFA-03-16-009568	03/22/2016	1223 MAY RIVER RD	Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: Court Atkins Architects, Inc.

Owner: RLB Squared LLC

PLAN DESCRIPTION: The applicant is requesting approval of a certificate of Appropriateness for a new two story 4800 SQFT mixed use building.
STATUS: The application was reviewed at the April 4th HPRC meeting and comments were provided to the Applicant. Staff is awaiting the submission of a final application for full HPC review.

PROJECT NAME: OLD TOWN



Growth Management Application Update Report

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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

ATTACHMENT 12

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

Certificate of Appropriateness

COFA-03-16-009569	03/22/2016	1225 MAY RIVER RD	Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: Court Atkins Architects, Inc.

Owner: RLB Squared LLC

PLAN DESCRIPTION: The applicant is requesting a certificate of appropriateness for the renovation to the facade of the Dollar General store located at 1225 May River Road.
STATUS: The application was reviewed at the April 4th HPRC meeting and comments were provided to the Applicant. Staff is awaiting the submission of a final application for full HPC review.

PROJECT NAME: OLD TOWN

COFA-04-16-009581	04/04/2016	8 STATE OF MIND ST	Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: Pearce Scott Architects, Inc.

Owner: Ken and Debra Timen

PLAN DESCRIPTION: A certificate of appropriateness for lot 14 promenade to build a 3,600SF mixed use building.
STATUS: The application was reviewed at the April 11th HPRC meeting and comments were provided to the Applicant. A final application has been submitted and is being reviewed for conformance with the UDO and is scheduled for review by the full HPC at the June 1st meeting.

PROJECT NAME: CALHOUN STREET PROMENADE

COFA-02-16-009490	02/01/2016	32 DR MELLICHAMP	Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: Michael Vaccaro

Owner: Apex Land & Development Co., LLC

PLAN DESCRIPTION: The Applicant is requesting a Certificate of Appropriateness for a 2000 SF mixed use building.
STATUS: The application was reviewed at the February 8th HPRC meeting and the March 2nd HPC meeting and approved with conditions. Staff is awaiting updated materials. Once submitted, they will be reviewed to ensure that they meet the conditions of the approval and the Certificate of Appropriateness granted.

PROJECT NAME: CALHOUN STREET PROMENADE



Growth Management Application Update Report

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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

ATTACHMENT 12

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

Certificate of Appropriateness

COFA-01-16-009458	01/06/2016	131 PRITCHARD ST	Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: Scardino, Lucy

Owner: Scardino, Lucy

PLAN DESCRIPTION: The Applicant is requesting a Certificate of Appropriateness for an addition and renovation to the existing main house, the addition of a garage with bonus room above and relocation of a garden structure.
STATUS: The application was reviewed at the January 19th HPRC meeting and comments were provided to the Applicant. The Applicant then submitted a variance request to the BZA to request a reduction to the side setback to allow for the proposed addition and to allow for the proposed carriage house. The BZA application was reviewed at the April 19, 2016 meeting and the variance for the addition was approved and the variance for the garage was denied. Staff is still awaiting the submission of a final COFA application for full HPC review.

PROJECT NAME: OLD TOWN

COFA-05-16-009635	05/04/2016	80 BRIDGE ST	Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: Thomas L. Hiatt, Architect, PC

Owner: Katherine Harvey

PLAN DESCRIPTION: The Applicant is requesting the approval of a Certificate of Appropriateness for a Center Hall house, a carriage house, an a lap pool.
STATUS: The application is currently being reviewed by Staff for conformance with the Unified Development Ordinance (UDO), Traditional Construction Patterns, and any development plans associated with the parcel and is scheduled for review by the HPRC at the May 16th meeting.

PROJECT NAME: OLD TOWN

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



Growth Management Application Update Report

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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

ATTACHMENT 12

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

Certificate of Appropriateness

COFA-03-16-009546	03/04/2016	15 CAPTAINS CV	Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: SC Land Development Inc **Owner:** SC Land Development Inc

PLAN DESCRIPTION: A request by Thomas Viljac, for the review of a Certificate of Appropriateness to allow the construction of a trellis of approximately 835 SF along the western elevation of the Dispensary and another 240 SF at the north elevation on the property identified as 15 Captains Cove in the Carson Cottages Development and zoned Neighborhood Center-HD. STATUS: The application was reviewed at the March 14th HPRC meeting and comments were provided to the Applicant. A final application has been submitted and is being reviewed for conformance with the UDO and is scheduled for review by the full HPC at the June 1st meeting.

PROJECT NAME: OLD TOWN

COFA-03-16-009549	03/07/2016	6 BRUIN RD	Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: R. Stewart Design, LLC **Owner:** Carroll Woodworking, Inc.

PLAN DESCRIPTION: A COFA for Carroll Cottage STATUS: The application was redacted by the Applicant for revisions. Once revised, Staff will review the application for conformance with the Unified Development Ordinance (UDO) and Traditional Construction Patterns and schedule it for the next available HPRC meeting. UPDATED STATUS: The application was then resubmitted and reviewed at the April 18th HPRC meeting and comments were provided to the Applicant. A final application has been submitted and is being reviewed for conformance with the UDO and is scheduled for review by the full HPC at the June 1st meeting.

PROJECT NAME: OLD TOWN

COFA-03-16-009574	03/29/2016	103 LAWRENCE ST	Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: Lottie Anne Munday **Owner:** Lottie Anne Munday

PLAN DESCRIPTION: A request by Lottie Anne Munday for review of a Certificate of Appropriateness to allow the renovation of the existing open air carport of approximately 735 SF to enclose the exterior envelope and construct a second story with a finished room of approximately 415 SF over the garage on the property identified as 103 Lawrence St in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. STATUS: The application was reviewed at the April 4th HPRC meeting and the May 4th 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: OLD TOWN



Growth Management Application Update Report

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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

ATTACHMENT 12

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

Certificate of Appropriateness

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

Owner: Shoreline Construction and Development, LLC

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

PROJECT NAME: CALHOUN STREET PROMENADE

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

Owner: leslie lessig

PLAN DESCRIPTION: The applicant is requesting approval for interior renovations, exterior changes including a garage addition, porch addition, enclosing stoop, adding dormers and changing exterior siding.
STATUS: The application was reviewed at the August 24th HPRC meeting and the October 7th HPC meeting where it was approved with conditions. Staff is awaiting updated materials. Once submitted, they will be reviewed to ensure that they meet the conditions of the approval and the Certificate of Appropriateness granted.

PROJECT NAME: OLD TOWN

Total Certificate of Appropriateness Cases: 26

Certificate of Appropriateness Amendment

Historic District



Growth Management Application Update Report

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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

ATTACHMENT 12

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

Certificate of Appropriateness Amendment

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

PLAN DESCRIPTION: The applicant is requesting to amend COFA-05-13-5813 to add two barn style doors - one at each rear elevation - modifications to the fenestration of both buildings, an egress stairs to the second floor of building 11 and some modifications to the building envelope of building 9. The application was reviewed by the full HPC at the October 7th meeting and approved with conditions. Staff is awaiting updated materials. Once submitted, they will be reviewed to ensure that they meet the conditions of the approval and the Certificate of Appropriateness Amendment granted. Approved 10/23/2015
AMENDMENT: The applicant is amending the application to change the material of the siding and placement of signage on the buildings. As of 1/19/2015, the applicant is proposing an additional change to the rear elevation and has asked for the application to be put on hold until the design drawings can be submitted. Revised drawings were submitted 5/9/2016 for review. Construction has begun prior to approval of the amendment and is not in accordance with the drawings submitted. Staff has inspected the site and informed the applicant that revised drawings clearly depicting the location of the hood vent (via survey) and the design of the shroud to conceal the venting. As of 5/12/2016 Staff finds that the design significantly differs from the approved elevation and seeks HPC review and approval of the amendment.

PROJECT NAME: OLD TOWN

Total Certificate of Appropriateness Amendment Cases: 1

Development Plan

Development Plan

DP-05-16-009701	05/31/2016		Development Plan	Active	Pat Rooney
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Applicant: Thomas and Hutton **Owner:** University Investments

PLAN DESCRIPTION: The Applicant is requesting a Preliminary Development Plan for installation of utilities and land clearing located at Parcel 10A SW of Buckwalter Place on Bluffton Parkway. Under review for a June 14, 2016 DRC hearing

PROJECT NAME: PARCELS 10A AND 10B



Growth Management Application Update Report

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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

ATTACHMENT 12

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

Development Plan

DP-04-16-009593	04/12/2016		Development Plan	Active	Pat Rooney
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Applicant: Thomas and Hutton

Owner: May River Forest, LLC

PLAN DESCRIPTION: The Applicant is requesting Development Plan Approval for Palmetto Bluff - Block K7. The project will consist of general clearing, grading, paving, storm drainage, water and sanitary sewer infrastructure. The project will contain 17 residential lots and infrastructure to serve them.
STATUS: Application was reviewed at the 4/26/16 DRC meeting. Staff is awaiting final submission of the application and plan set.

PROJECT NAME: PALMETTO BLUFF BLOCK K-7

DP-12-15-009433	12/09/2015		Development Plan	Active	Kendra Lelie
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Applicant: THOMAS & HUTTON ENGINEERING CO.

Owner: Grand Oak Hampton Lake, LLC

PLAN DESCRIPTION: The Applicant proposes the approval of a Development Plan for a 300 unit multi-family development located within the Hampton Lake PUD and identified as One Hampton Lake. This approval is based on Site Development Plans for One Hampton Lake prepared by Thomas and Hutton engineering and last revised April 14, 2016
Status: Approved with Conditions on 5/5/2016

PROJECT NAME: HAMPTON LAKE RESORT TRACT C

DP-04-16-009604	04/18/2016		Development Plan	Active	Pat Rooney
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Applicant: S.O. Land Development, LLC

Owner: S.O. Land Development, LLC

PLAN DESCRIPTION: The Applicant is requesting the approval of a development plan application for the amenity center within Southern Oaks.
STATUS: Under review for a 5/3/2016 DRC hearing.

PROJECT NAME: SOUTHERN OAKS PHASE 4

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

Owner: THOMAS AND HUTTON

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

PROJECT NAME: Cypress Ridge -Office Building



Growth Management Application Update Report

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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

ATTACHMENT 12

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

Development Plan

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

Owner: BC Buckwalter LLC

PLAN DESCRIPTION: The Applicant is requesting a Development Permit for a Kroger and mixed use development located on the approx. 39 acres in the existing Buckwalter Place development. The mixed use development is anticipated to include a Kroger grocery store, retail, restaurants, 124 multi family units and a park and plaza areas.
 Status: The Preliminary Development Plan was reviewed at the 2/16/2016 DRC meeting. Staff is awaiting submission of the Final Development Plan.
 Status: The Final Development Plan was reviewed at the 3/22/2016 DRC meeting.
 Status: Resubmittal under review. Staff comments due on 6/7/2016.

PROJECT NAME: BUCKWALTER PLACE

DP-05-16-009632	05/04/2016		Development Plan	Active	Pat Rooney
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Applicant: THOMAS & HUTTON ENGINEERING CO.

Owner: Centex Homes

PLAN DESCRIPTION: The applicant is requesting the approval of a development plan to construct 67 single-family lots and associated infrastructure, and modification of existing sanitary sewer utilities to serve new lots.
 Status: Under review for a 5/24/16 DRC hearing

PROJECT NAME: SEAGRASS STATION PHASE 2

DP-05-16-009707	05/31/2016		Development Plan	Active	Pat Rooney
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Applicant: Tara's Contractor Test

Owner: Tara's Contractors

PLAN DESCRIPTION: test

PROJECT NAME:

DP-04-16-009602	04/18/2016	0	Development Plan	Active	Pat Rooney
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Applicant: Village Park Communities, LLC

Owner: Village Park Homes

PLAN DESCRIPTION: The Applicant is requesting the approval of a Development Plan of Phases 4A and 5A of Lawton Station to consist of 29 single family residential lots.
 STATUS: Under review for a 5/3/2016 DRC hearing.

PROJECT NAME: LAWTON STATION PHASE 4A & 5A



Growth Management Application Update Report

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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

ATTACHMENT 12

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

Development Plan

DP-04-16-009592	04/12/2016		Development Plan	Active	Pat Rooney
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Applicant: Thomas and Hutton

Owner: May River Forest, LLC

PLAN DESCRIPTION: The Applicant is requesting a Development Plan for clearing, haul road construction, lagoon excavation, and grading. The lagoon extension will provide additional water quality and stormwater retention for the current and future development within Palmetto Bluff.
STATUS: Application was heard at the April 26, 2016 DRC meeting. Staff is awaiting submission of a final plan set.

PROJECT NAME: PALMETTO BLUFF PHASE 3

Final Development Plan

DP-09-15-009350	09/28/2015		Development Plan	Active	Pat Rooney
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Applicant: Wm Gary McCamy

Owner: Buckwalter Commercial, LLC

PLAN DESCRIPTION: AMENDMENT APPLIED -9626
 A Final Development Plan to construct a 43,000 square foot Walmart Neighborhood Market, pharmacy and gas station. The proposed development plan includes 2 additional retail buildings which will include a mixture of shops and restaurants. The approval is based on the plans last revised 3/9/2016 prepared for CRS/CANYON/Bluffton, LLC by Bergmann Associates. Approved 3/21/2016

An Amendment to the approved Development Plan to change the lot lines to allow for a Right of Way along Hwy 170.
 Status: Applied

PROJECT NAME: WALMART AT CROSSROADS

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

Owner: Jerome Jay

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

Status: Resubmittal under review. Staff comments due 6/3/2016

PROJECT NAME: Bojangles-Buckwalter Pkwy



Growth Management Application Update Report

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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

ATTACHMENT 12

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

Development Plan

DP-8-14-8070	08/06/2014		Development Plan	Active	Pat Rooney
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Applicant: Thomas & Hutton

Owner: May River Forest, LLC

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

STATUS: Awaiting resubmittal

PROJECT NAME: PALMETTO BLUFF BLOCK J

DP-12-15-009454	12/31/2015		Development Plan	Active	Kendra Lelie
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Applicant: Thomas and Hutton

Owner: B2K LLC

PLAN DESCRIPTION: Resubmittal application submitted on 4/19/16
 STATUS: Staff provided comments to applicant and is awaiting submission of plans in response to comments.

Final Development Plan Submitted on 2/16/2016.

Status: Staff is awaiting responses to comments provided at the March 8, 2016 DRC meeting.

Preliminary

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

Status: Final submittal received February 16, 2016 for staff review.

PROJECT NAME: HAMPTON LAKE PHASE 4

DP-05-16-009671	05/20/2016		Development Plan	Active	Pat Rooney
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Applicant: LIDL US OPERATIONS LLC

Owner: Zinn Asset Management Corp

PLAN DESCRIPTION: The applicant is requesting approval to construct a 35,962 SF (square foot) grocery store and associated site improvements.
 STATUS: Under review by Town Staff and will be scheduled for June 7, 2016 DRC

PROJECT NAME: BUCKWALTER COMMONS



Growth Management Application Update Report

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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

ATTACHMENT 12

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

Development Plan

Public Project

DP-04-16-009605	04/19/2016		Development Plan	Active	Kendra Lelie
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Applicant: Time Warner Cable

Owner: CALHOUN DEVELOPMENT LLC

PLAN DESCRIPTION: The Applicant is requesting approval of a public project to HDD bore using a 2" HDPE conduit casing at a 4' depth. Total underground to be placed is 1337' or .253 miles.
Status: Application is under review for the 5/3/2016 DRC meeting.

PROJECT NAME: CALHOUN STREET PROMENADE

DP-04-16-009608	04/20/2016		Development Plan	Active	Pat Rooney
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Applicant: Andrews

Owner: Town of Bluffton

PLAN DESCRIPTION: The Applicant is requesting approval of a public project for the construction of approximately 7,100 LF of 5 foot wide sidewalk along Goethe, Shultz, Hildebrand, Eighth, and Ninth Roads.
Status: Application is under review for the 5/10/2016 DRC meeting.

PROJECT NAME: SCHULTZ/GOETHE RD

DP-05-16-009661	05/16/2016	0 FORDING ISLAND/SHERIDAN PARK	Development Plan	Active	Pat Rooney
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Applicant: Time Warner Cable

Owner: GOF LLC

PLAN DESCRIPTION: The applicant (TWC) is proposing to Horizontal directional drill (HDD) a total of 1276' (feet) of underground cable along Sheridan Park Circle and Fording Island Road using a 2" HDPE conduit casing at a 6' depth. This is part of a commercial new build project designed to bring services to businesses in this area. The project includes roads maintained by Beaufort County and SCDOT for which an encroachment permit application has been submitted on 5/12/2016. This project is not part of the Town of Bluffton Phase 1 project.
STATUS: Under review for a June 7, 2016 DRC hearing.

PROJECT NAME: SHERIDAN PARK COMMERCIAL

Total Development Plan Cases: 21

Development Plan Amendment



Growth Management Application Update Report

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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

ATTACHMENT 12

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

Development Plan Amendment

DPA-03-16-009572	03/24/2016	11 BURLEY LN	Development Plan Amendment	Active	Pat Rooney
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Applicant: Centex Homes **Owner:** Pulte Homes

PLAN DESCRIPTION: The applicant is requesting approval of a development plan amendment for the following changes: Lot C33 has been split into lots B44 and B45. A mail kiosk has been added to the roundabout along with signage, striping and parking. Also the size of Pond #5 has been increased.
Status: The application was heard at the 4/12 DRC meeting. Staff is awaiting the submission of final plan set for review.

PROJECT NAME: SEAGRASS STATION PHASE 1

DPA-05-16-009653	05/13/2016		Development Plan Amendment	Active	Pat Rooney
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Applicant: Thomas & Hutton **Owner:** D R Horton Inc

PLAN DESCRIPTION: The Applicant is requesting approval of an amendment to Development Plan DP-4-15-9281 to add a mail kiosk location to the current development plan.
Status: Comments provided at 5/31/16 DRC meeting.
Status: To be approved 6/1/2016

PROJECT NAME: CYPRESS RIDGE PHASE 7

DPA-04-16-009607	04/19/2016		Development Plan Amendment	Active	Pat Rooney
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Applicant: Red Cedar Place LLR **Owner:** Gallion Development LLC

PLAN DESCRIPTION: The Applicant is requesting an amendment to the Bluffton Park Tract B- Phase III (PD.06.05.491) development Plan that will reconfigure lots located in Block Q and will reduce the total lot count from 142 to 139 and increase the size of Lagoon #2. Removal of a road due to the lot reconfiguration.
STATUS: Under review for a 5/3/16 DRC hearing

PROJECT NAME: BLUFFTON PARK TRACT B-3

Total Development Plan Amendment Cases: 6

Master Plan

NA



Growth Management Application Update Report

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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

ATTACHMENT 12

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

Master Plan Amendment

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

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

PLAN DESCRIPTION: The Applicant is requesting an amendment to the Rose Hill Master Plan and the Future Land Use Map within the Comprehensive Plan to change the currently approved uses and associated density on the Property. The property was annexed into the Town with the approved land use of MF -16 (Multi-family residential up to 16 du/acre). The Applicant is requesting a change in the approved land uses to allow self storage and outdoor storage for vehicles, RV's and boats. In addition, other permitted uses requested include general office, medical offices, health services, car wash, research and laboratory, and artisan workshop up to 6,000 SF/acre. The current Rose Hill Master Plan does not include any site-specific development performance standards for a residential use and as a result the property would be subject to development standards set forth in the UDO. STATUS: Under review for a February 9th and April 12th (Public Hearing) Town Council meeting. Preliminary DRC comments provided on November 17th. Awaiting resubmission for final Development Plan.

PROJECT NAME: BUCK ISLAND/SIMMONSVILLE

Total Master Plan Amendment Cases: 2

Subdivision Plan

General

SUB-05-16-009672 05/20/2016 Subdivision Plan Active Katie Peterson

Applicant: Bruce Kunkel **Owner:** Bruce Kunkel

PLAN DESCRIPTION: The applicant is requesting approval for a subdivision plan to divide 0.29- AC lot into two 0.145-AC lots. STATUS: Under Town Staff review and will be scheduled for June 7, 2016 DRC

PROJECT NAME: OLD TOWN



Growth Management Application Update Report

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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

ATTACHMENT 12

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Subdivision Plan					
SUB-05-16-009673	05/23/2016		Subdivision Plan	Active	Katie Peterson
Applicant:	Atlas Surveying & Mapping		Owner:	Village Park Homes LLC	
PLAN DESCRIPTION:	The applicant is requesting approval to subdivide parcel number R610 044 000 0123 0000 into six lots. STATUS: Under Town of Bluffton Staff Review and scheduled for DRC hearing.				
PROJECT NAME:	MIDPOINT AT NEW RIVERSIDE HASE 1B				
SUB-04-16-009625	04/29/2016	301 BUCK ISLAND RD	Subdivision Plan	Active	Katie Peterson
Applicant:	Tamika Jenkins		Owner:	Leroy Jenkins	
PLAN DESCRIPTION:	The Applicant is requesting a Subdivision to divide a lot into two lots to be able to place a manufactured home. STATUS: Comments provided at the May 17th DRC Meeting. Awaiting Applicant resubmittal of revised documents.				
PROJECT NAME:					
SUB-8-14-8069	08/06/2014		Subdivision Plan	Active	Pat Rooney
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-05-16-009644	05/11/2016	6 BRUIN RD	Subdivision Plan	Active	Katie Peterson
Applicant:	R. Stewart Design, LLC		Owner:	Henry Carroll	
PLAN DESCRIPTION:	The applicant is requesting approval for a subdivision of lot 76 on Bruin Road. The purpose of this subdivision is to allow 2-3 additional structures. Scheduled for a 5/31/16 DRC Meeting. Applicant called 5/31 to table the application to the next meeting. STATUS: Application to be heard at 6/7/16 DRC meeting.				
PROJECT NAME:	OLD TOWN				



Growth Management Application Update Report

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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

ATTACHMENT 12

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
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Total Plan Cases: 64