



# GROWTH MANAGEMENT UPDATE

July 12, 2016

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

- a. **Planning Commission:** June 22, 2016 meeting agenda and June 27, 2016, special meeting agenda attached. Next meeting scheduled for July 27, 2016.
- b. **Historic Preservation Commission:** July 6, 2016, meeting agenda attached. Next meeting scheduled for August 3, 2016.
- c. **Board of Zoning Appeals:** July 5, 2016, cancellation notice attached. Next meeting scheduled for August 2, 2016.
- d. **Development Review Committee:** June 14, June 21, June 28, and July 5, 2016, meeting agendas attached. Next meeting scheduled for July 12, 2016.
- e. **Historic Preservation Review Committee:** June 20, 2016, meeting agenda; July 4, 2016, meeting reschedule notice; and June 13, June 27, and July 5, 2016, cancellation notices attached. Next meeting scheduled for July 11, 2016.
- f. **Construction Board of Adjustment and Appeals:** June 28, 2016, meeting cancellation notice attached. Next meeting scheduled for July 26, 2016.
- g. **Affordable Housing Committee:** July 5, 2016, meeting reschedule notice attached. Next meeting scheduled for July 12, 2016.
- h. **Beautification Committee:** June 16, 2016, meeting agenda attached. Next meeting scheduled for July 21, 2016.
- i. **Buck Island Simmonsville Neighborhood Plan Committee:** Next meeting scheduled for July 18, 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 14 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, 2016, the program has been funded by Town Council for FY17 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](http://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. Tree plantings and replacements are proposed for Oyster Factory Park parking area. A tree planting plan was prepared and approved by the Beautification Committee for a July installation. Additional tree plantings are proposed along May River Road Streetscape in FY 2017.
- b. The Committee continued discussion about a proposed "Adopt-a-Planter" program at their last meeting. The Committee included this project in the FY 2017 Work Plan and Budget and hopes to install 24 new planters in 2017.

### ATTACHMENTS:

1. Planning Commission meeting agendas for June 22, and June 27, 2016;
2. Historic Preservation Commission meeting agenda for July 6, 2016;
3. Board of Zoning Appeals meeting cancellation notice for July 5, 2016;
4. Development Review Committee meeting agendas for June 14, June 21, June 23, June 28, and July 5, 2016;
5. Historic Preservation Review Committee meeting agenda for June 20, 2016; meeting reschedule notice for July 4, 2016; and meeting cancellation notices for June 13, June 27, and July 5, 2016;
6. Construction Board of Adjustment and Appeals meeting cancellation notice for June 28, 2016;
7. Affordable Housing Committee meeting reschedule notice for July 5, 2016;
8. Beautification Committee meeting agenda for June 16, 2016;
9. Building Permits and Planning Applications:
  - a. Building Permits Issued 2010-2016 (to date);
  - b. Building Permits Issued Per Month 2010-2016 (to date); and
  - c. Value of Construction 2010-2016 (to date);
  - d. New Single Family/Multi-Family Residential Building Permits Issued Per Month 2010-2016 (to date);
  - e. New Single Family/Multi-Family Residential Building Permits Issued by Neighborhood 2010-2016 (to date);
  - f. New Single Family/Multi-Family Certificates of Occupancy Issued by Neighborhood 2010-2016 (to date);
  - g. New Commercial Construction/Additions Heated Square Footage 2010- 2016 (to date);
  - h. Planning and Community Development Applications Approved 2010-2016 (to date);
10. Planning Active Application Report.



**TOWN OF BLUFFTON  
PLANNING COMMISSION MEETING AGENDA**

Theodore D. Washington Municipal Building  
Large Meeting Room  
Wednesday, June 22, 2016, 6:00p.m.

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**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 23, 2016**

**VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA**

**VIII. OLD BUSINESS**

**IX. NEW BUSINESS**

**1. FOR ACTION**

- A. Parcel 10A and 10B – PUD Master Plan:** A request by Thomas and Hutton Engineering on behalf of University Investments, LLC, for the approval of a PUD 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)

**B. Certificate of Appropriateness.** The Applicant, Josh K. Tiller on behalf of Sean O'Toole with DR Horton, requests a Certificate of Appropriateness for the approval of a commercial office of approximately 4,490 SF, RV and boat storage, and the Phase 7 Buffer along with the associated lighting and landscaping improvements. The property is located at the intersection of Highway 170 and Hulston Landing Road within the Cypress Ridge Development, zoned PUD, and lies within the Cyprus Ridge/Jones Estate PUD. (COFA-06-16-9716)

**C. Street Name Application.** A request by Thomas and Hutton on behalf of BC Buckwalter LLC, for the approval of four new street names which would be used in the Buckwalter Place Development. The property is identified by tax map number R610 022 000 1101 0000. (STR-6-16-9740)

**X. DISCUSSION**

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

**XI. ADJOURNMENT**

**NEXT MEETING DATE: Wednesday, July 27, 2016**

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



**TOWN OF BLUFFTON  
HISTORIC PRESERVATION COMMISSION**

Theodore D. Washington Municipal Building

Large Meeting Room

Wednesday, July 6, 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 – June 1, 2016**

**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 Kurt Hall of Thomas L. Hiatt Architects, on behalf of Katherine W. Harvey, for approval 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 750 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).
- B. Certificate of Appropriateness.** A request by Mike Vacarro of Vaccaro Architecture, Inc., on behalf of Carl and Jennifer Myers, for approval of a Certificate of Appropriateness to allow the construction of a new single family residence of approximately 2,075 SF on the property identified as 3 Blue Crab Street (Lot 26) in the Tabby Roads Development in the Old Town Bluffton Historic District and zoned Neighborhood General-HD (COFA-5-16-9658).

**C. 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 2,470 SF and a carriage house of approximately 540 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).

X. DISCUSSION

XI. ADJOURNMENT

**NEXT MEETING DATE – Wednesday, August 3, 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, July 5, 2016, at 6:00 p.m.

Has been CANCELED

The next meeting is scheduled for  
Tuesday, August 2, 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, June 14, 2016, 1:00 p.m.

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**I. CALL TO ORDER**

**II. ROLL CALL**

**III. PUBLIC COMMENTS**

**IV. OLD BUSINESS**

**V. NEW BUSINESS**

- 1. Cypress Ridge Office Building – Final Development Plan:** A request by Thomas and Hutton on behalf of D.R. Horton Inc. for the approval of a Final Development Plan. The proposed development consists of construction of an Office Building, RV/Boat Storage and associated infrastructure. The property is located on Highway 170 and Mill Creek Boulevard within the Jones Estate PUD and is identified by tax map number R614 028 000 0916 0000. (DP-05-16-9686)
- 2. Parcel 10A – Preliminary Development Plan:** A request by Thomas and Hutton on behalf of University Investments LCC for the approval of a Preliminary Development Plan. The proposed development includes land clearing and infrastructure. The property is located within the Buckwalter PUD and is identified by tax map number R610 029 000 0788 0000. (DP-05-16-9701)
- 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)

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT

**NEXT MEETING DATE: Tuesday, June 21, 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 21, 2016, 1:00 p.m.

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**I. CALL TO ORDER**

**II. ROLL CALL**

**III. PUBLIC COMMENTS**

**IV. OLD BUSINESS**

**V. NEW BUSINESS**

1. **Palmetto Bluff Block K7 – Final Development Plan:** A request by Thomas and Hutton on behalf of May Forest LLC for the approval of a Final Development Plan. The proposed development consists of 17 single family residential lots and associated infrastructure. The property is approximately 11.2 acres located west of Waterfowl Road and Remington Road within the Palmetto Bluff PUD and is identified by tax map number R614 046 000 0062 0000. (DP-04-16-9593)

2. **Seagrass Station Phase I - Street Rename.** A request by Centex Homes on behalf of Tommy Wells for the approval of a street rename. The property is located on Highway 170 at Verdier Plantation. The applicant is requesting approval to change Verdier Plantation Road to Seagrass Station Road. The property is identified by tax map numbers R610 021 000 0652 0000, R610 021 000 0649 0000, and R610 21 000 0650. (STR-06-16-9735)

**VI. PUBLIC COMMENTS**

**VII. DISCUSSION**

**VIII. ADJOURNMENT**

**NEXT MEETING DATE: Tuesday, June 28, 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  
SPECIAL MEETING OF THE  
DEVELOPMENT REVIEW COMMITTEE MEETING AGENDA**

Theodore D. Washington Municipal Building  
Large Meeting Room

Thursday, June 23, 2016, 1:00 p.m.

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- I. CALL TO ORDER
- II. ROLL CALL
- III. PUBLIC COMMENTS
- IV. OLD BUSINESS
- V. NEW BUSINESS

- 1. **Village at Verdier Outparcel– Subdivision:** A request by Atlas Surveying on behalf of Security Bank of Kansas for the approval of a Subdivision. The proposed subdivision will subdivide the commercial property to include an existing building and 28 parking spaces from the original parcels. The property is approximately .568 acres located along Verdier Plantation Road within the Village at Verdier PUD and is identified by tax map numbers R610 021 000 0424, R610 021 000 0425 0000 and R610 021 000 0017 0000. (SUB-06-16-9736)

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

**NEXT MEETING DATE: Tuesday, June 28, 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 28, 2016, 1:00 p.m.

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I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

1. **Beaufort County School Project – Public Project:** A request by Robert Oetting on behalf of the Beaufort County School District for the approval of a Public Project. The proposed development consists of the construction of a new sports field at the Bluffton Schools Campus. The property is located at 250HE McCracken Circle within the Buckwalter PUD and is identified by tax map number R610 038 000 0049 0000. (DP-06-16-9737)
2. **Palmetto Bluff Waterway Expansion – Final Development Plan:** A request by Thomas and Hutton on behalf of May River Forrest, LLC for the approval of a Final Development Plan. The proposed development consists of connecting Lagoon 21 near the bridge to Lagoon 32. The property is approximately 39.7 acres located southwest of Old Moreland Road within the Palmetto Bluff PUD and is identified by tax map numbers R614 052 000 0059 0000 and R614 057 000 0001 0000. (DP-04-16-9592)
3. **Crossfit Gym – Preliminary Development Plan:** A request by Martin Catalioto on behalf of CrossFit 843 for the approval of a Preliminary Development Plan. The proposed development consists of the construction of a 11,300 SF new facility. The property is approximately 1.1 acres located at 18 Scott Way within the Bluffton Park development of the Shultz Tract PUD and is identified by tax map number R610 031 000 0973 0000. (DP-06-16-9752)

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. 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 the Town of Bluffton policies.*



## TOWN OF BLUFFTON DEVELOPMENT REVIEW COMMITTEE MEETING AGENDA

Theodore D. Washington Municipal Building  
Large Meeting Room

Tuesday, July 5, 2016, 1:00 p.m.

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I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

1. **Southern Oaks Phase 3 – Preliminary Development Plan:** A request by Carolina Engineering Consultants, Inc. on behalf of Southern Oaks Land development, LLC for the approval of a Preliminary Development Plan. The proposed development consists of the construction of a 43 lot residential subdivision. The property is approximately 27.58 acres located along New Riverside Road within New Riverside PUD and is identified by tax map number R614 036 000 0474 0000. (DP-6-16-9778)
2. **Beaufort - Jasper Water & Sewer Authority – Public Project:** A request by Beaufort – Jasper Water & Sewer Authority for the approval of a Public Project. The proposed project consists of installing control valves and meters on the incoming force mains to allow operating staff to monitor and control flows. The property is located at 36 Buck Island Road within the Rose Hill PUD and is identified by tax map number R610 031 000 0099 0000. (DP-06-16-9737)
3. **Heritage at New Riverside Phase 2B – Subdivision:** A request by Thomas and Hutton on behalf of D.R. Horton, Inc. for the approval of a Subdivision. The proposed subdivision consists of 48 single family lots and infrastructure. The property is approximately 10.77 acres located on HWY 46, west of the SC HWY 46/170 intersection within the New Riverside PUD and is identified by tax map number R614 035 000 0931 0000. (SUB-06-16-9793)

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT

**NEXT MEETING DATE: Tuesday, July 12, 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, June 13, 2016, at 4:00 P.M.

has been CANCELED

The next meeting is scheduled for  
Monday, June 20, 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, June 20, 2016, 4:00 p.m.

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I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

1. **1321 May River Road.** A request by Pearce Scott Architect on behalf of Larry Leary, for review of a Certificate of Appropriateness-HD to construct a new 3 story hotel of approximately 7,670 SF on the currently undeveloped lot located at 1321 May River Road (Lot 1) in the Calhoun Street Promenade development in the in the Old Town Bluffton Historic District, and zoned Neighborhood Core-HD (COFA-06-16-9762).

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT

**NEXT MEETING DATE: Monday, June 27, 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, June 27, 2016, at  
4:00 P.M.

Has been CANCELED  
due to lack of agenda items

The next meeting is scheduled for  
Tuesday, July 05, 2016

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



# **PUBLIC NOTICE**

The Historic Preservation Review  
Committee (HPRC)  
meeting scheduled for

Monday, July 4, 2016, at 4:00 P.M.

has been RESCHEDULED  
due to the holiday

The next meeting is scheduled for  
Tuesday, July 5, 2016, at 4:00 P.M.

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



# **PUBLIC NOTICE**

The Historic Preservation Review  
Committee (HPRC)  
Meeting scheduled for

Tuesday July 5, 2016, at 4:00 P.M.

has been CANCELED  
due to lack of agenda items

The next meeting is scheduled for  
Monday, July 11, 2016

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



# **PUBLIC NOTICE**

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

Tuesday, June 28, 2016, at 6:00 P.M.

Has been CANCELED  
due to lack of agenda items

The next meeting is scheduled for  
Tuesday, July 26, 2016

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



# **PUBLIC NOTICE**

The Affordable Housing  
Committee (AHC)  
meeting scheduled for

Tuesday, July 05, 2016, at 10:00 A.M.

has been RESCHEDULED  
due to the holiday

The next meeting is scheduled for  
Tuesday, July 12, 2016, at 10:00 A.M.

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



**TOWN OF BLUFFTON  
BEAUTIFICATION COMMITTEE MEETING AGENDA**

Theodore D. Washington Municipal Building  
Large Meeting Room  
Thursday, June 16, 2016, 10:00 a.m.

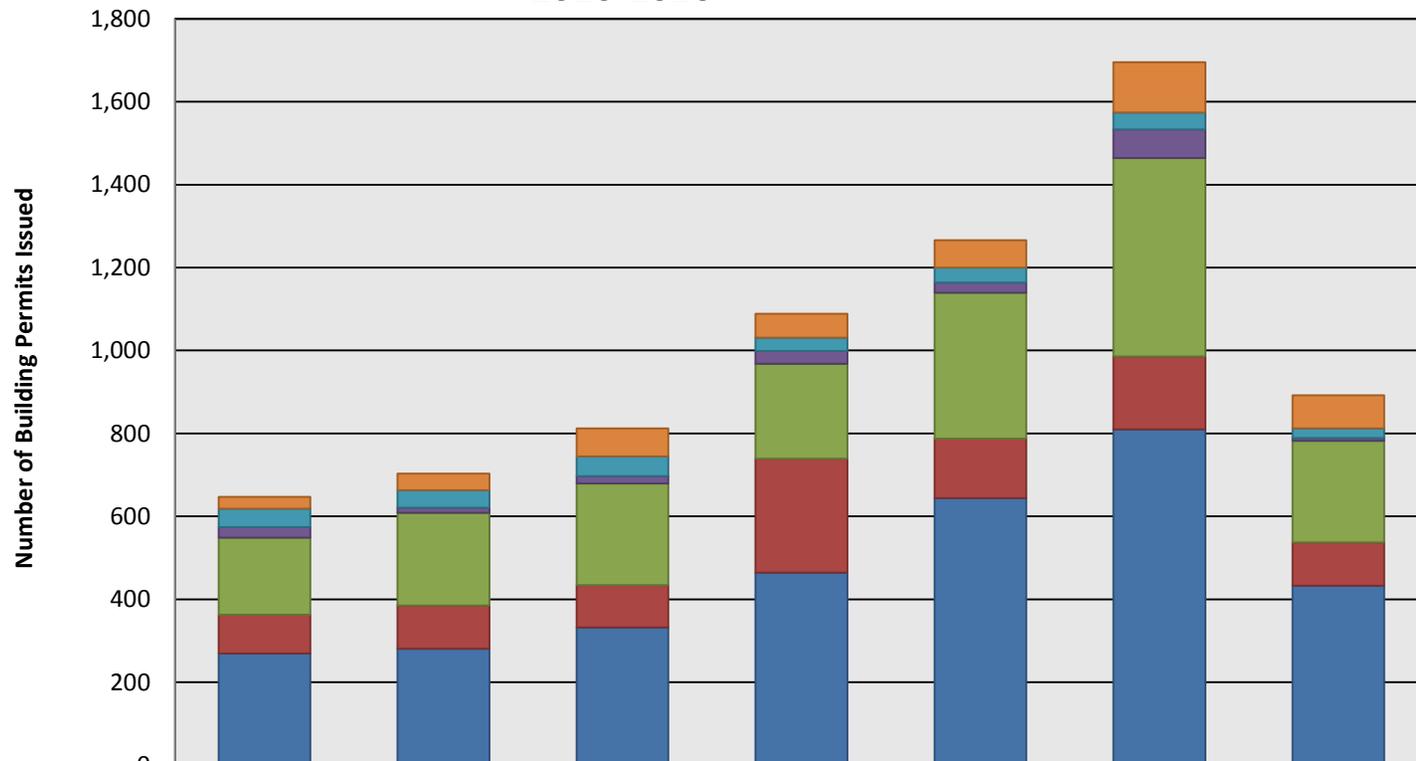
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- I. CALL TO ORDER
- II. ROLL CALL
- III. ADOPTION OF THE AGENDA
- IV. ADOPTION OF MINUTES – May 19, 2016
- V. PUBLIC COMMENTS
- VI. OLD BUSINESS
  - 1. Status of Tree Plantings at Oyster Factory Park Parking Area.
- VII. NEW BUSINESS
  - 1. Review 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, July 21, 2016**

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

### Town of Bluffton Building Permits Issued 2010-2016



	2010	2011	2012	2013	2014	2015	2016 To Date
Other Commercial	28	40	67	58	66	121	80
Commercial Addition	45	42	48	32	36	41	23
New Commercial Construction/ Tenant Upfit	25	12	18	31	25	69	7
Other Residential	186	224	245	229	351	478	245
Residential Addition	94	104	102	275	144	176	104
New Single Family/Multi-Family Residential	269	281	332	464	644	810	433

Year

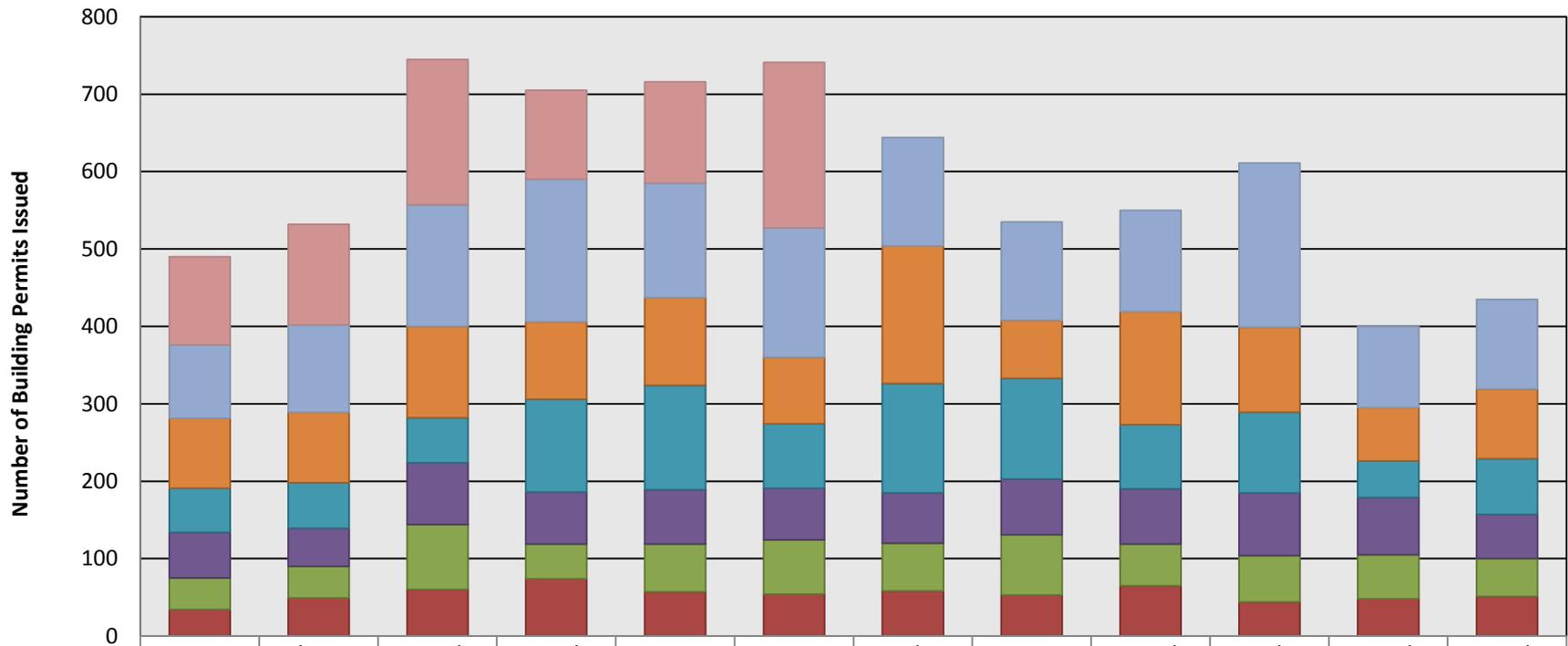
Notes: 1. "Other" Building Permits include permits for demolition, electrical, plumbing, gas, irrigation, HVAC replacement, pool/spa, roof repair, tent, construction trailer, fire sprinkler system, fire alarm system, and manufactured home replacement.

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 149 per month which is a 5% increase of building permits issued on a monthly basis from 2015.

Updated July 1, 2016

### Town of Bluffton Building Permits Issued Per Month 2010-2016



	January	February	March	April	May	June	July	August	September	October	November	December
2016	114	130	188	115	131	214	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

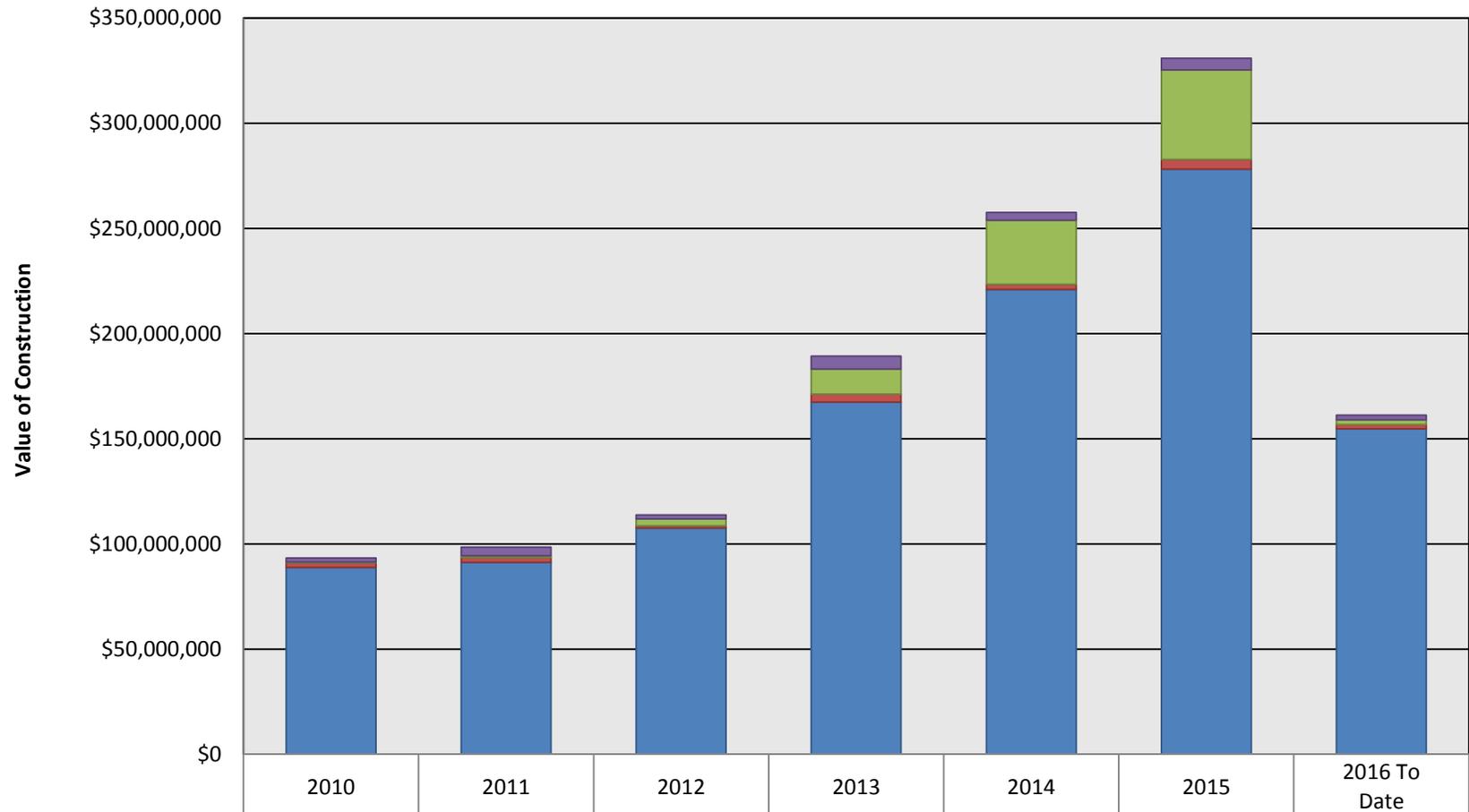
Notes: 1. "Other" Building Permits include permits for demolition, electrical, plumbing, gas, irrigation, HVAC replacement, pool/spa, roof repair, tent, construction trailer, fire sprinkler system, fire alarm system, and manufactured home replacement.

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

**Month**

*Updated July 1, 2016*

## Town of Bluffton Value of Construction 2010-2016



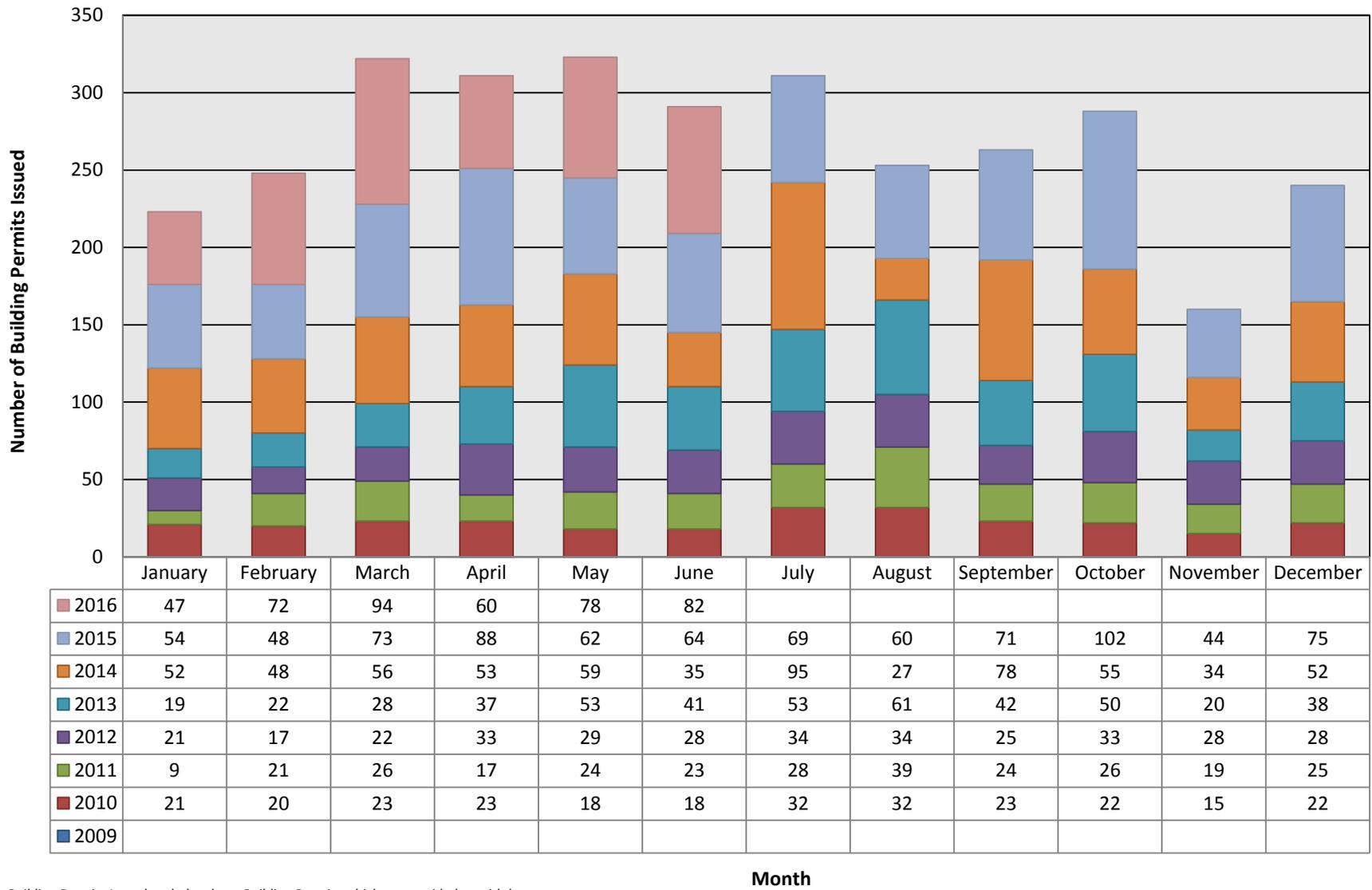
	2010	2011	2012	2013	2014	2015	2016 To Date
<b>Commercial Additions</b>	\$1,900,201	\$4,043,767	\$1,829,112	\$6,108,604	\$3,581,161	\$5,640,708	\$2,141,934
<b>New Commercial/ Tenant Upfits</b>	\$456,337	\$852,545	\$3,265,626	\$12,026,404	\$30,496,645	\$42,515,253	\$2,278,325
<b>Residential Additions/ Renovations</b>	\$2,129,051	\$2,279,051	\$1,115,065	\$3,729,782	\$2,519,255	\$4,652,929	\$2,026,720
<b>New Single Family/ Multi-Family</b>	\$88,820,755	\$91,316,936	\$107,490,514	\$167,435,317	\$220,887,215	\$278,078,709	\$154,736,258

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 July 1, 2016

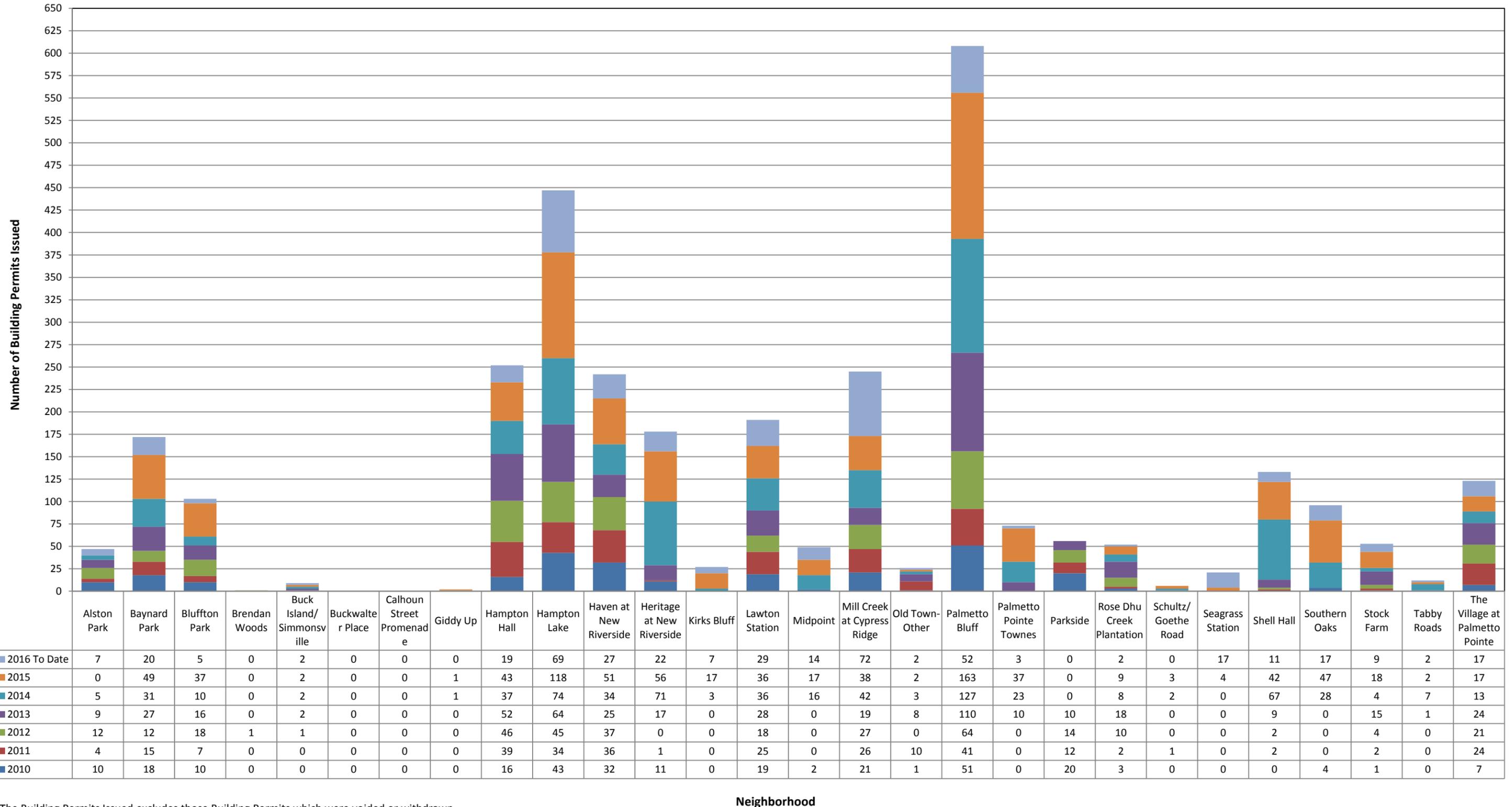
### Town of Bluffton New Single Family/ Multi-Family Residential Building Permits Issued Per Month 2010-2016



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

Updated July 1, 2016

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

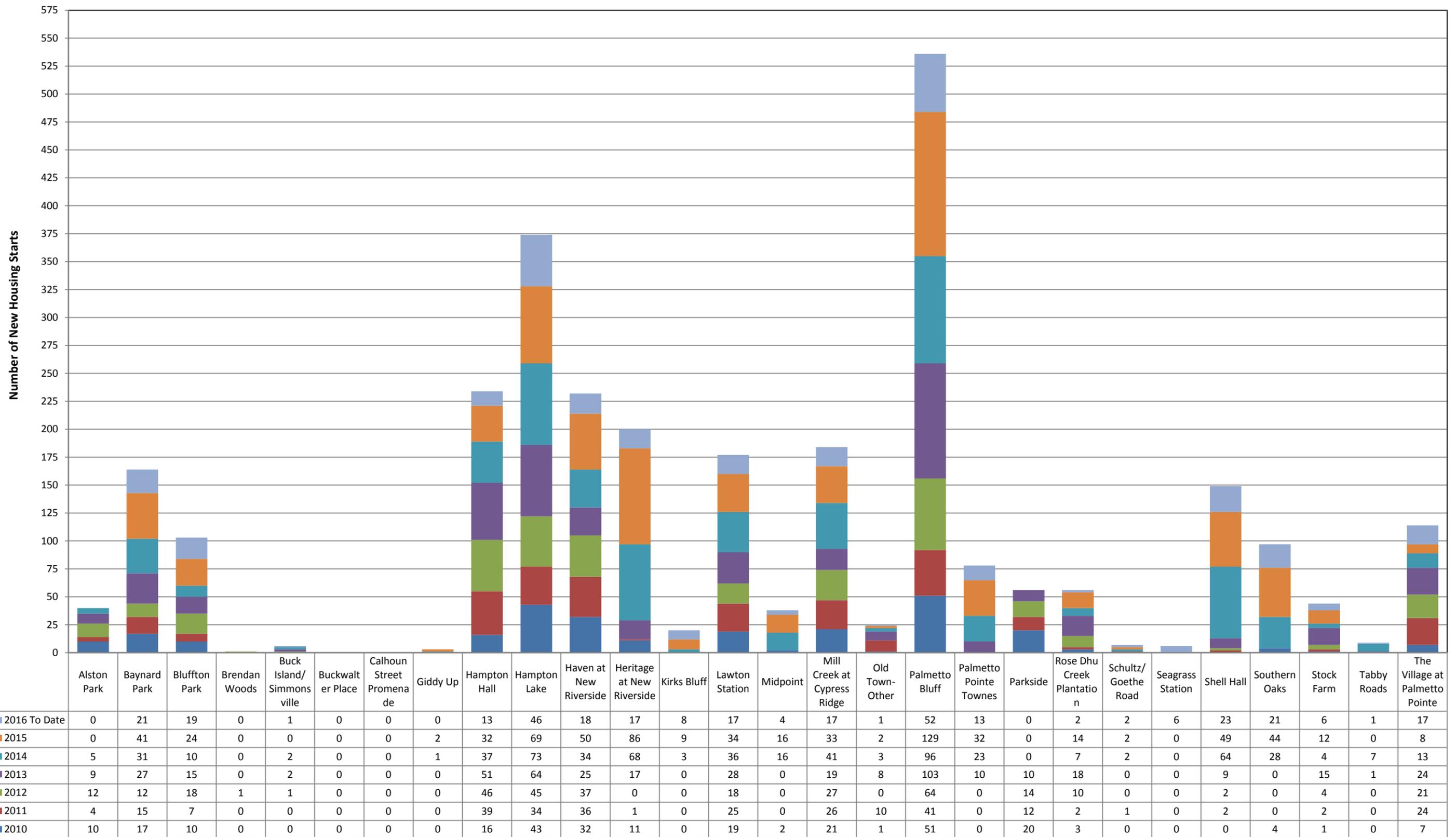


Note: The Building Permits Issued excludes those Building Permits which were voided or withdrawn

Neighborhood

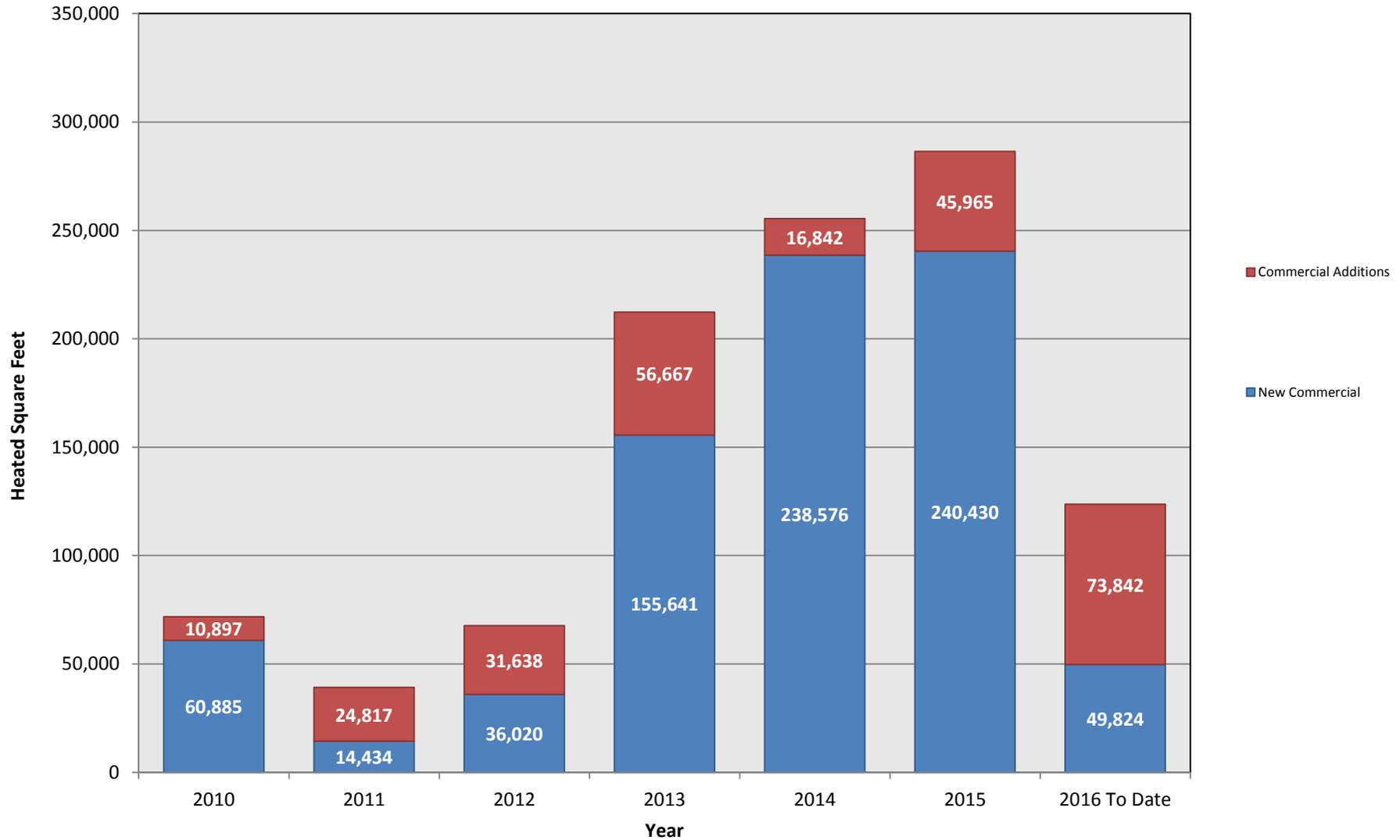
Updated July 1, 2016

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



Neighborhood

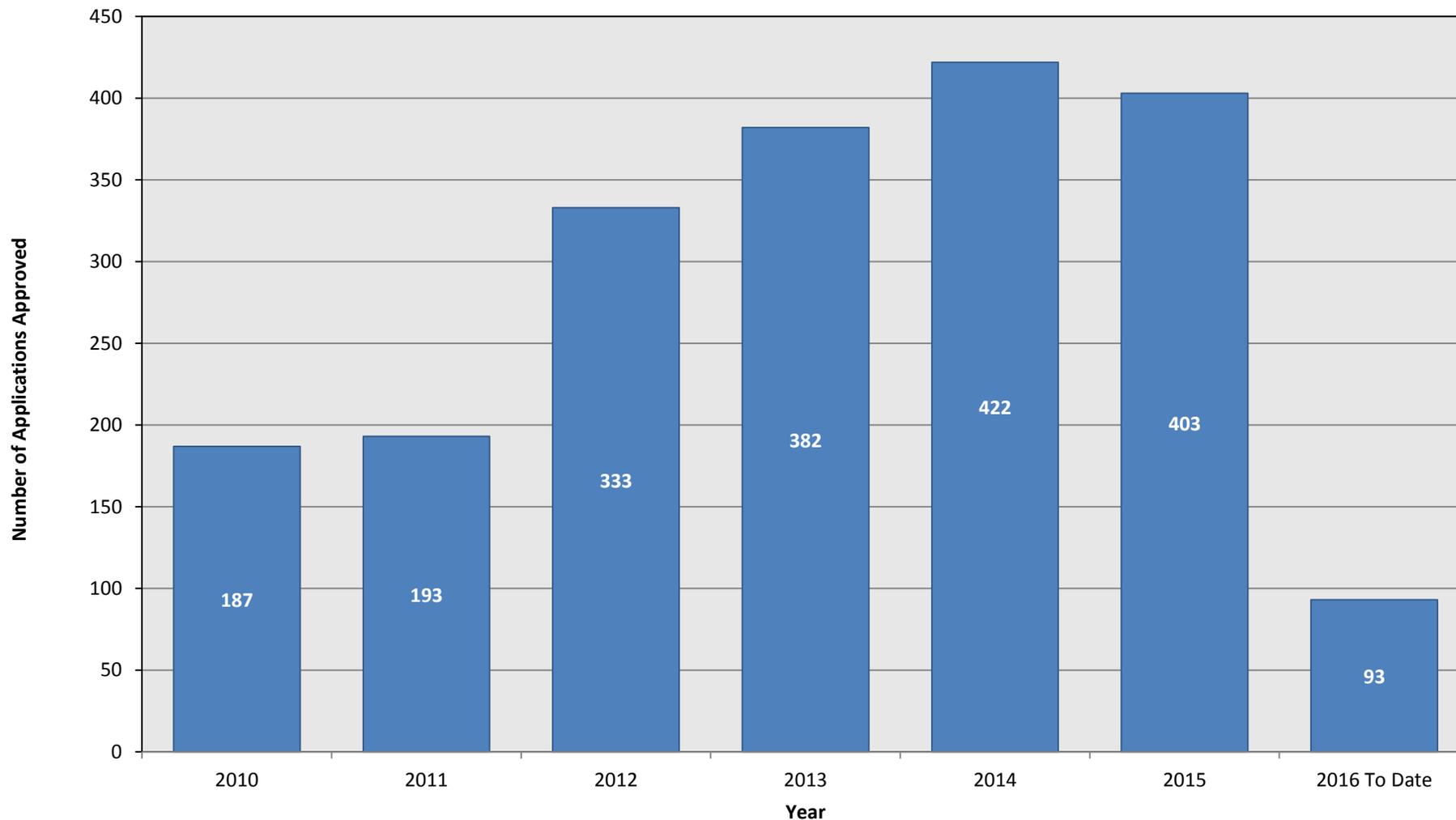
## Town of Bluffton New Commercial Construction and Additions Heated Square Footage 2010 - 2016



Note: The monthly average of additional commercial square footage in 2016 (year to date) is 20,611 which is a 13.6% decrease of additional commercial square footage from 2015.

Updated July 1, 2016

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









# Growth Management Application Update Report

Town of Bluffton  
 Department of Growth Management  
 Office of Planning and Community Development  
 20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910

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-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

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











# 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

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: Awaiting resubmittal, responding to comments provided at 06/21/16 DRC hearing.

**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: Awaiting resubmittal responding to comments provided at the 5/3/2016 DRC hearing.

**PROJECT NAME:** SOUTHERN OAKS PHASE 4





# Growth Management Application Update Report

ATTACHMENT 10

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
<b>Active Cases</b>					
<b>Development Plan</b>					
DP-05-16-009707	05/31/2016		Development Plan	Active	Pat Rooney
<b>Applicant:</b>	Tara's Contractor Test		<b>Owner:</b>	Tara's Contractors	
<b>PLAN DESCRIPTION:</b>	test				
<b>PROJECT NAME:</b>					
DP-04-16-009602	04/18/2016	0	Development Plan	Active	Pat Rooney
<b>Applicant:</b>	Village Park Communities, LLC		<b>Owner:</b>	Village Park Homes	
<b>PLAN DESCRIPTION:</b>	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: Awaiting resubmittal responding to comments provided at the 5/3/2016 DRC hearing.				
<b>PROJECT NAME:</b>	LAWTON STATION PHASE 4A & 5A				
DP-04-16-009592	04/12/2016		Development Plan	Active	Pat Rooney
<b>Applicant:</b>	Thomas and Hutton		<b>Owner:</b>	May River Forest, LLC	
<b>PLAN DESCRIPTION:</b>	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.				
<b>PROJECT NAME:</b>	PALMETTO BLUFF-MORELAND				

## Final Development Plan







# 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

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

### Development Plan

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: Awaiting re-submittal, responding to comments provided at 06/07/16 DRC meeting.

**PROJECT NAME:** BUCKWALTER COMMONS

### Public Project

DP-04-16-009605	04/19/2016		Development Plan	Active	Pat Rooney
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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: Awaiting Final Development Plan Application responding to comments provided at the 5/3/2016 DRC meeting.

**PROJECT NAME:** CALHOUN STREET PROMENADE

DP-06-16-009827	06/23/2016		Development Plan	Active	Pat Rooney
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**Applicant:** Town of Bluffton      **Owner:** Town of Bluffton

**PLAN DESCRIPTION:** The applicant is requesting approval of a public project which consists of overlay and widening of existing May River Road (SC Highway 46), installation of curb, gutters, storm water systems and sidewalks associated with development. The property is in Highway Corridor Overlay and historic district.  
 Status: Under review for a 07/05/16 DRC hearing.

**PROJECT NAME:** OLD TOWN



# Growth Management Application Update Report

Town of Bluffton  
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 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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## Active Cases

### Development Plan

DP-06-16-009737	06/07/2016	250 HE MCCRACKEN CIR	Development Plan	Active	Pat Rooney
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**Applicant:** Ward Edwards, Inc. **Owner:** Beaufort County School District

**PLAN DESCRIPTION:** The applicant is requesting approval to construct a new sports field at the Bluffton Schools Campus located on HE McCracken Circle.  
 STATUS: Awaiting re-submittal responding to DRC comments at the June 28, 2016 DRC hearing.

**PROJECT NAME:** BEAUFORT COUNTY SCHOOL DISTRICT

DP-06-16-009790	06/16/2016	36 BUCK ISLAND RD	Development Plan	Active	Pat Rooney
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**Applicant:** BJWSA **Owner:** BJWSA

**PLAN DESCRIPTION:** The applicant is requesting approval to upgrade BJWSA CP-19 lift station in the Bluffton Area. The project consists of installing control valves and meters on the incoming force mains to allow the operating staff to monitor and control flow rates. The scope of work of the construction is installation of an above ground force main manifold, including pipe, fittings, handwheel/motor actuated valves, check valves, flow meters. pressure transducer, an air release valve, concrete pad, pipe supports, steel shelter, SCADA and electrical equipment.  
 STATUS: Under Staff Review and will be scheduled for DRC Hearing on July 5, 2016.

**PROJECT NAME:** BJWSA

**Total Development Plan Cases: 21**

### Development Plan Amendment

#### NA

DPA-04-16-009626	04/29/2016		Development Plan Amendment	Active	Kendra Lelie
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**Applicant:** Jeff McCandless **Owner:** Parcel 6, LLC

**PLAN DESCRIPTION:** An application to amend development plan 9350 to update property lines to reflect the new ROW to widen HWY 170.  
 Status: Awaiting resubmittal responding to comments provided at the 5/3/16 DRC hearing.

**PROJECT NAME:** WALMART AT CROSSROADS



# Growth Management Application Update Report

ATTACHMENT 10

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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## Active Cases

### Development Plan Amendment

#### PUD

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

**Total Development Plan Amendment Cases: 2**

### Master Plan

#### NA

MP-05-16-009654	05/13/2016		Master Plan	Active	Pat Rooney
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**Applicant:** Thomas and Hutton **Owner:** University Investments

**PLAN DESCRIPTION:** The Applicant is requesting approval of an Initial Master Plan for Parcel 10A and 10B SW of Buckwalter Place on Bluffton Parkway. The Master Plan area is 89 acres and proposes a Memory Care Facility and future development.  
Status: Approved by DRC and PC with conditions on 6/22/2016. Awaiting TC review at the 7/12/16 TC meeting.

**PROJECT NAME:** PARCELS 10A AND 10B

**Total Master Plan Cases: 1**

### Master Plan Amendment







