



## TOWN OF BLUFFTON STRATEGIC PLANNING WORKSHOP

Rotary Community Center  
11 Recreation Court, Bluffton SC  
Wednesday, January 22, 2020 | 10 AM -5 PM

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### 10:00 a.m. – 12:30 p.m.

- Call to Order
- Welcome and Introductions
- Public Comment\*
- Fiscal Years 2019-2020 Strategic Plan Action Agenda Progress Report
- Town Council – Development Survey Results

### 12:30 p.m. – 1:00 p.m.

- Working Lunch

### 1:00 p.m. – 5:00 p.m.

- Discussion of Proposed Initiatives
  - Town Policies
  - Capital Projects
  - Operational Improvements
  - Key Performance Indicators
- Beaufort County Economic Development Corporation Update
- Fiscal Year 2021 Budget Calendar Review
- Town Council Discussion
- Summary of Emerging Strategic Planning Workshop Action Items

### 5:00 p.m.

- Adjournment

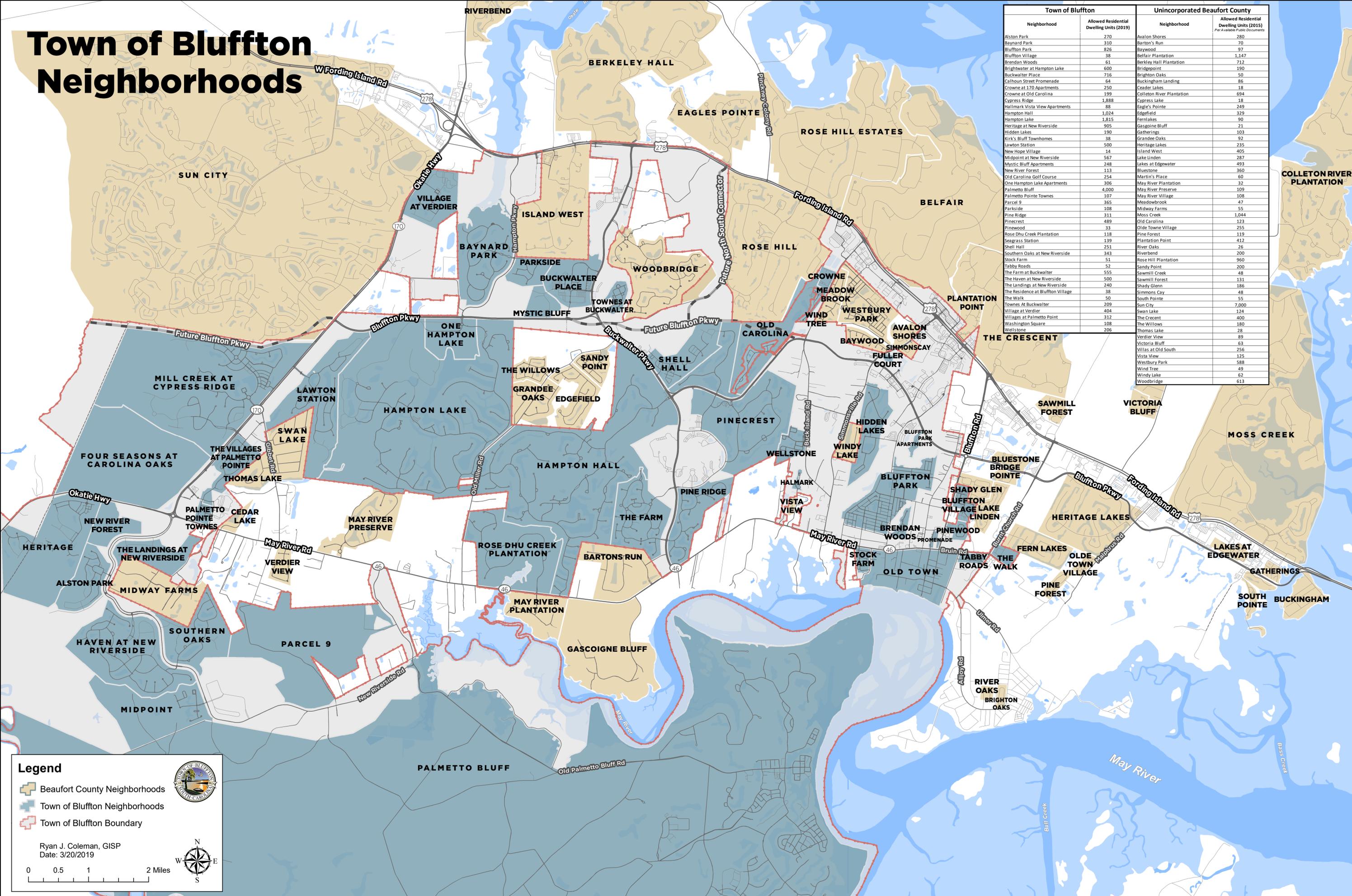
“FOIA Compliance – Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and the Town of Bluffton policies.”

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Bluffton will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. The Town of Bluffton Council Chambers are ADA compatible. Any person requiring further accommodation should contact the Town of Bluffton ADA Coordinator at 843.706.4500 or [adacoordinator@townofbluffton.com](mailto:adacoordinator@townofbluffton.com) as soon as possible but no later than 48 hours before the scheduled event.

\*Please note that each member of the public may speak at one public comment session and a form must be filled out and given to the Town Clerk. Public comment must not exceed three (3) minutes.

# Town of Bluffton Neighborhoods

Town of Bluffton		Unincorporated Beaufort County	
Neighborhood	Allowed Residential Dwelling Units (2019)	Neighborhood	Allowed Residential Dwelling Units (2015) <small>Per Available Public Customers</small>
Alston Park	270	Avalon Shores	280
Baynard Park	310	Barton's Run	70
Bluffton Park	826	Baywood	97
Bluffton Village	38	Belfair Plantation	1,147
Brendan Woods	61	Berkley Hall Plantation	712
Brightwater at Hampton Lake	600	Bridgepoint	190
Buckwalter Place	716	Brighton Oaks	50
Calhoun Street Promenade	64	Buckingham Landing	86
Crowne at 170 Apartments	250	Candler Lakes	18
Crowne at Old Carolina	199	Colleton River Plantation	694
Cypress Ridge	1,888	Cypress Lake	18
Hallmark Vista View Apartments	88	Eagle's Pointe	249
Hampton Hall	1,024	Edgefield	329
Hampton Lake	1,815	Fern Lakes	90
Heritage at New Riverside	905	Gascoigne Bluff	21
Hidden Lakes	190	Gatherings	103
Kirk's Bluff Townhomes	38	Grandee Oaks	92
Lawton Station	500	Heritage Lakes	235
New Hope Village	14	Island West	405
Midpoint at New Riverside	567	Lake Linden	287
Mystic Bluff Apartments	248	Lakes at Edgewater	493
New River Forest	113	Bluestone	360
Old Carolina Golf Course	254	Martin's Place	60
One Hampton Lake Apartments	306	May River Plantation	32
Palmetto Bluff	4,000	May River Preserve	109
Palmetto Pointe Townes	107	May River Village	108
Parcel 9	365	Meadowbrook	47
Parkside	108	Midway Farms	55
Pine Ridge	311	Moss Creek	1,044
Pinecrest	489	Old Carolina	123
Pinewood	33	Olde Towne Village	255
Rose Dhu Creek Plantation	118	Pine Forest	119
Seagrass Station	139	Plantation Point	412
Shell Hall	251	River Oaks	26
Southern Oaks at New Riverside	343	Riverbend	200
Stock Farm	51	Rose Hill Plantation	960
Tabby Roads	52	Sandy Point	200
The Farm at Buckwalter	555	Sawmill Creek	48
The Haven at New Riverside	500	Sawmill Forest	131
The Landings at New Riverside	240	Shady Glenn	186
The Residence at Bluffton Village	38	Simmons Cay	48
The Walk	50	South Pointe	55
Townes at Buckwalter	209	Sun City	7,000
Villages at Verdier	404	Swan Lake	124
Villages at Palmetto Point	312	The Crescent	400
Washington Square	108	The Willows	180
Wellstone	206	Thomas Lake	28
		Verdier View	89
		Victoria Bluff	63
		Villas at Old South	256
		Vista View	125
		Westbury Park	588
		Wind Tree	49
		Windy Lake	62
		Woodbridge	613



**Legend**

- Beaufort County Neighborhoods
- Town of Bluffton Neighborhoods
- Town of Bluffton Boundary

Ryan J. Coleman, GISP  
Date: 3/20/2019

0 0.5 1 2 Miles

## Town of Bluffton Approved/Entitled Density Summary

DEVELOPMENT TRACT	PROJECT INFORMATION
<b>Bluffton Old Town Historic District - 640 Acres</b>	600 Parcels (Approximately)
Calhoun Street Promenade - 7.84 Acres	Mixed Use - 82,176 Sq. Feet (Maximum Building Footprint); 64 DU (Maximum)
Legacy Commons - 1.239 Acres	14,600 Sq. Feet Commercial
Magnolia Village - 3.45 Acres	36,400 Sq. Feet Commercial
May River/Goethe Road Subdivision - 2.316 Acres	12 Mixed-Use Lots, 2 Commercial Lots
Old Village Square - 1.73 Acres	19,100 Sq. Feet Commercial
Stock Farm - 20 Acres	Mixed Use - 51 DU (Maximum)
Tabby Roads - 13.51 Acres	Mixed Use - 52 DU (Maximum)
<b>Bluffton Village PUD - 29.31 Acres</b>	38 DU; 212,750 Sq. Feet Commercial/Civic/Multi-Family
Bluffton Library	25,000 Sq. Feet Civic
Bluffton Post Office	18,650 Sq. Feet Civic
Commercial/Office/MF	169,100 Sq. Feet
The Residence at Bluffton Village	38 DU
<b>Buck Island/Simmons ville Annexation - 1,142 Acres</b>	473 Parcels (Approximately)
Beaufort County Drop Off Site - 10.02 Acres	10.02 Acres Civic
Belfair Towne Village PUD - 35.484 Acres	35.484 Acres Commercial
Bible Missionary Baptist Church - 5 Acres	5 Acres Religious
Bluffton Commons - 48.53 Acres	48.53 Acres Commercial
Bluffton Eagles Community Ballfield - 14.01 Acres	14.01 Acres Civic
Bright Commercial Subdivision - 7.6 Acres	7.6 Acres Commercial
Corporate Plaza at Belfair - 9.38 Acres	9.38 Acres Commercial

## Town of Bluffton Approved/Entitled Density Summary

<b>Buck Island/Simmons ville Annexation Continued</b>	
Island Packet - 7.93 Acres	7.93 Acres Commercial
New Hope Village - 4.093 Acres	14 DU
Old Carolina Golf Course PUD - 171 Acres	254 DU
Plantation Business Park - 34.45 Acres	34.45 Acres Commercial
Resort Services - 20.24 Acres	20.24 Acres Light Industrial
Sheridan Park - 77.46 Acres	77.46 Acres Commercial
Southeastern Property Development PUD - 26.7 Acres	87,800 Sq. Feet Commercial
Hallmark Vista View Apartments - 49.3 Acres	88 DU
Walgreen's Office Community - 5.97 Acres	5.97 Acres Commercial
Westbury Park Commercial - 24.808 Acres	24.808 Acres Commercial

<b>Buckwalter PUD - 6,207 Acres</b>	
	8,642 DU; 812.991 Acres Commercial; 300 Hotel Units
Baynard Park - 200.49 Acres	310 DU
Beaufort Memorial Micro Hospital - 12.852 Acres	12.852 Acres General Commercial
Boys and Girls Club - 2.18 Acres	2.18 Acres Civic Use
Brightwater at Hampton Lake - 104.4 Acres	600 DU; 10 Acres Neighborhood Commercial
One Hampton Lake Apartments - 63.8 Acres	306 DU
Benton House of Bluffton Assisted Living - 7.5 Acres	59 Beds/Institutional Use
Buckwalter Commons Phase 1 Master Plan - 472.56 Acres	---
Berkley Place (Parcel C3) - 22.86 Acres	16.53 Acres General Commercial
Lord of Life Lutheran Church (Parcel C6A) - 8.486 Acres	8.486 Acres Religious Use
Parker's Gas Station (Parcel 11A) - 1.8 Acres	1.8 Acres General Commercial
Pinellas Drive (Parcels C2A & C2B) - 24.417 Acres	16.797 Acres General Commercial
Stockade Self Storage Facility (Parcel 11B) - 10.123 Acres	10.123 Acres General Commercial

## Town of Bluffton Approved/Entitled Density Summary

Buckwalter PUD Continued	
Buckwalter Commons Phase 1 Master Plan Continued	---
Townes At Buckwalter (Parcel C7) - 26.89 Acres	209 DU
Vineyard Bluffton Assisted Living (Parcel C1A) - 10.123 Acres	96 Beds/Institutional Use
Washington Square (Parcel C4) - 34.8 Acres	108 DU; 14.1 Acres General Commercial
Weniger Plastic Surgery (Parcel C1) - 2.03 Acres	2.03 Acres General Commercial
Buckwalter Crossroads - 99.2 Acres	70.6 Acres General Commercial
Buckwalter Business Park - 20 Acres	20 Acres General Commercial
Buckwalter Place - 94 Acres	716 DU; 67.08 Acres General Commercial
Crosland-Reed - 58.88 Acres	58.85 Acres General Commercial
Cross Outreach Ministries - 78 Acres	105 DU; 78 Acres Civic/Institutional Use
Hampton Hall - 1,019 Acres	1,024 DU
Hampton Lake - 1,329 Acres	1,815 DU; 20 Acres Neighborhood Commercial
Hilton Head Christian Academy - 27.78 Acres	27.78 Acres Civic/Institutional Use
Lawton Station - 275 Acres	500 DU
Lowcountry Community Church - 17.09 Acres	17.09 Acres Religious Use
Mystic Bluff Apartments - 43.63 Acres	248 DU
Parcel 10B - 45.065 Acres	Memory Care Assisted Living Facility
Parkside - 57.47 Acres	108 DU
Pine Ridge - 136.6 Acres	311 DU
Pinecrest - 429 Acres	489 DU
Rose Dhu Creek Plantation - 294 acres	118 DU
Shell Hall - 120.7 Acres	251 DU
The Farm at Buckwalter - 187.02 Acres	555 DU

## Town of Bluffton Approved/Entitled Density Summary

<b>Hidden Lakes PUD - 111.69 Acres</b>	190 DU
<b>Jones Tract PUD - 2,149 Acres</b>	2,482 DU; 139 Acres Commercial
Cypress Ridge - 1,412.19 Acres	1,888 DU; 19 Acres Commercial
Palmetto Point Commercial - 37.95 Acres	37.95 Acres Commercial
Palmetto Pointe Townes - 16.747 Acres	107 DU
Towne Center at New Riverside - 32.47 Acres	32.47 Acres Commercial
Villages at Palmetto Pointe - 102.91 Acres	312 DU
<b>Kent Estates PUD - 111.69 Acres</b>	69,000 Sq. Feet Non-Residential
NHC Healthcare (3035 Okatie Highway) - 19.75 Acres	315 Beds (Utilizing 69,000 Sq. Feet Non-Residential)
<b>New Riverside PUD - 3,806 Acres</b>	3,651 DU; 190 Acres Commercial; 200 Acres Business Park
Alston Park - 112 Acres	270 DU
Beaufort County School District May River High School - 224.51 Acres	224.51 Acres Civic/Institutional
Heritage at New Riverside - 365.85 Acres	905 DU
Midpoint at New Riverside - 253.45 Acres	567 DU
New River Forest - 79.87 Acres	113 DU
Parcel 9 - 244.2 Acres	365 DU
Southern Oaks at New Riverside - 181 Acres	343 DU
The Haven at New Riverside - 349 Acres	500 DU
The Landings - 98.75 Acres	240 DU

## Town of Bluffton Approved/Entitled Density Summary

Other Areas	
121, 127, & 129 Burnt Church Road - 2.49 Acres	2 DU; 1,136 Sq. Feet Commercial
163 Bluffton Road - 2 Acres	18,000 Sq. Feet Commercial
Beaufort County School District Campus at Buckwalter - 95.84 Acres	95.84 Acres Civic/Institutional
Bluffton Towne Center (27 Dr Mellichamp Road) - 1.22 Acres	15,271 Sq. Feet Commercial
Cahill's Market - 27.35 Acres	1,788 Sq. Feet Commercial; 26.35 Acres Agricultural
Giddy-Up Subdivision (Ulmer Road) - 1.67 Acres	5 DU
JC's Cove - 18.79 Acres	6 DU; 5,150 Sq. Feet Commercial
Kirk's Bluff Townhomes (Goethe Road) - 4.62 Acres	38 DU
Pinewood (Drayson Circle) - 18.4 Acres	33 DU
SCE&G Laydown Yard (81 May River Road) - 14.32 Acres	14.32 Acres Utility
The Walk (129 Burnt Church Road) - 20 Acres	50 DU

Palmetto Bluff PUD - 19,170 Acres	
Campell Compound - 10 Acres	3 DU
Phase 1 - 3,126 Acres	732 DU; 40 Acres Commercial
Phase 2 - 7,339 Acres	2035 DU; 110 Acres Commercial
Uplands Tract - 1,750 Acres	150 DU; 30 Acres Commercial

Shults Tract PUD - 616.278 Acres	
Bluffton Park - 598.378 Acres	826 DU; 30 Acres General Commercial; 200 Acres Business Park
Brendan Woods - 17.9 Acres	61 DU

# Town of Bluffton

## Approved/Entitled Density Summary

<b>Tulifinny PUD - 43.31 Acres</b>	1 DU per Acre; 6,000 Sq. Feet Non-Residential per Acre
<b>Village at Verdier PUD - 125.512 Acres</b>	458 DU; 296,000 Sq. Feet Non-Residential; 30,000 Sq. Feet Civic
Encompass Health - 5.923 Acres	45,000 Sq. Feet Non-Residential
25 Pearce Road Office - 0.576 Acre	4,900 Sq. Feet Non-Residential
39 Pearce Road Office - 0.58 Acre	4,900 Sq. Feet Non-Residential
Extended Stay America - 3.496 Acres	120 Rooms (Utilizing 60 DU)
Seagrass Station - 55 Acres	139 DU
Crowne at 170 Apartments - 20.929 Acres	250 DU
<b>Wellstone PUD - 42.28 Acres</b>	206 DU

**TOWN  
OWNED  
PROPERTIES**

Created: 2/16/2014  
Updated: 1/21/2020

**Legend**



**JURISDICTIONAL**

- Town of Bluffton
- Beaufort County
- City of Hardeeville
- Jasper County
- Bluffton Town Limits

**TRANSPORTATION**

- Roads
- Future Road
- Future Parkway

**HYDROLOGY**

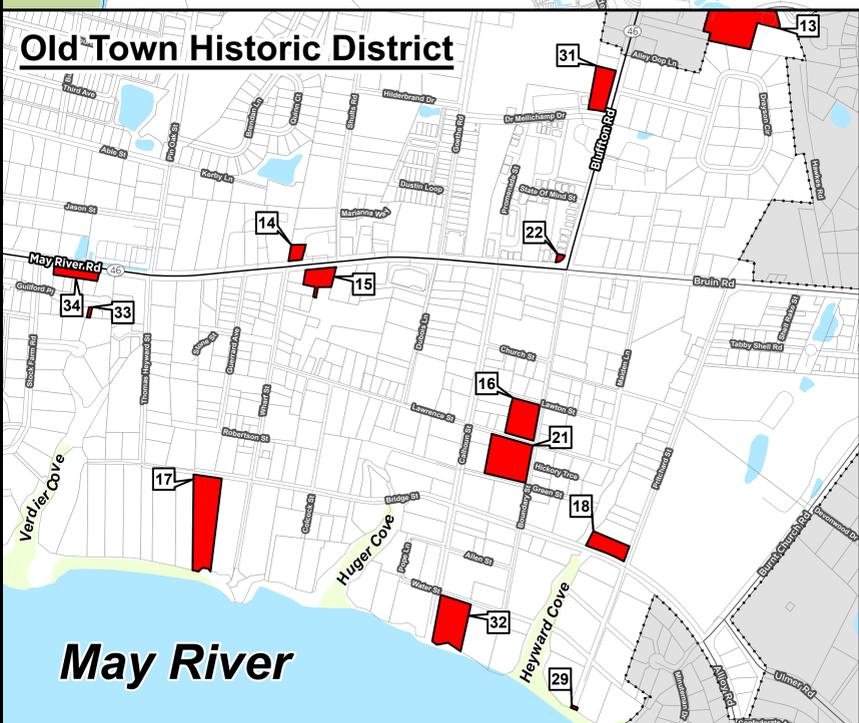
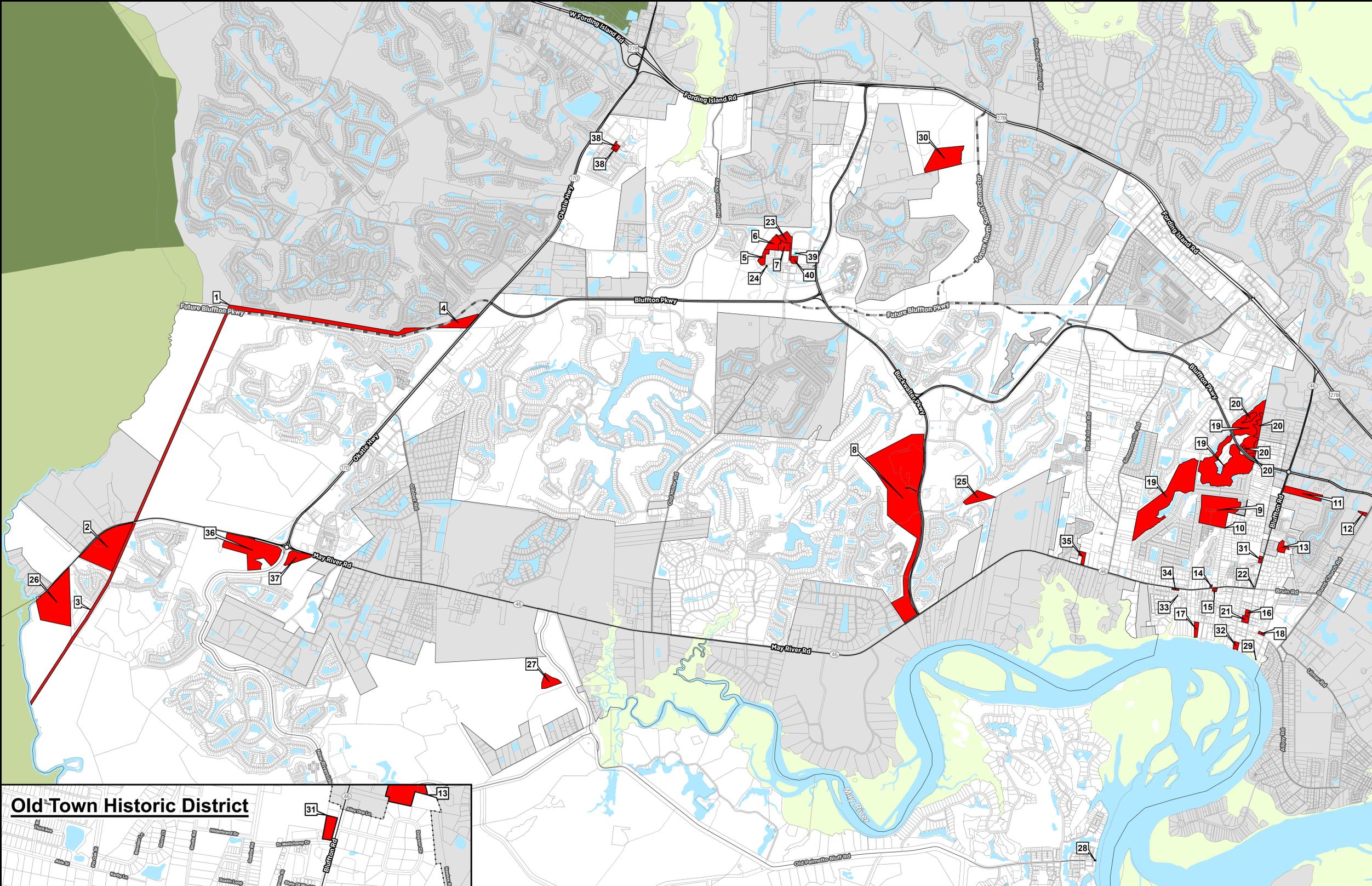
- Marsh
- Water

0 0.25 0.5 1 Miles

Map Prepared By:  
**Ryan J. Coleman, GISP**



**DISCLAIMER:**  
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Map Number	Property Description	Parcel Number	Map Number	Property Description	Parcel Number
1	Linear Trail - Tract A	R620 028 000 0018 0000	20	Bluffton Park - Tract B1 - Tract B - Upland Preservation	R610 031 000 1093 0000
2	Linear Park - Park Tract Within New Riverside	R620 035 000 0016 0000	21	68 Boundary Street	R610 039 00A 0097 0000
3	Linear Trail - Tract B	R614 035 000 0011 0000	22	Tom Herbkersman Commons	R614 039 00A 0346 0000
4	Linear Park Trailhead - Sun City Donation - Parcel 8C	R622 028 000 1006 0000	23	Buckwalter Place - Purchase from Parcel 6, LLC	R610 022 000 1103 0000
5	Buckwalter Place - Parcel 1A - Stormwater/Parking	R610 030 000 1850 0000	24	Buckwalter Place - Utility Area	R610 030 000 1650 0000
6	Buckwalter Place - Purchase from Beaufort County	R610 030 000 1649 0000	25	McCracken Circle - Open Space	R610 038 000 1890 0000
7	Buckwalter Place - Parcel 1B - Law Enforcement Center	R610 030 000 1848 0000	26	New Riverside - Parcel 1 - Park	R610 035 000 0010 0000
8	Buckwalter Regional Park	R620 038 000 0053 0000	27	New Riverside - Parcel 9A - Stormwater BMP Pilot Project Lagoon	R610 044 000 0129 0000
9	Oscar Frazier Park	R610 039 000 0427 0000	28	Palmetto Bluff - Lot 69 - Public Dock Access	R614 045 000 0139 0000
10	Oscar Frazier Park - Signage	R610 039 000 0556 0000	29	Pritchard Street - Pocket Park	
11	115 Bluffton Rd	R601 039 000 0050 0000	30	Willow Run	R610 022 000 1094 0000
12	60 Burnt Church Rd - Bluffton Heights - Open Space	R601 040 000 0200 0000	31	184 Bluffton Road	R610 039 000 049B 0000
13	Bluffton Village - Library Site	R610 039 000 0732 0000	32	Wright Family Property - 111 Calhoun St	R610 039 00A 0111 0000
14	1261 May River Rd - Watershed Division Building	R610 039 00A 0004 0000	33	Stock Farm - Open Space 3	R610 039 000 1538 0000
15	1264 May River Rd - Bluffton Police Substation	R610 039 00A 0148 0000	34	Stock Farm - Open Space 4	R610 039 000 1539 0000
16	Dubois Park	R620 039 00A 0096 0000	35	1095 May River Road	R610 039 000 0498 0000
17	Minor Property - Oyster Factory Park Expansion	R620 039 00A 0191 0000	36	New Riverside Parcel 4A-2 Open Space	R610 036 000 1319 0000
18	38 Bridge St - Town Hall Parking Lot	R611 039 00A 0244 0000	37	New Riverside Parcel 4B-3 Open Space	R610 036 000 3214 0000
19	Bluffton Park - Tract B11 & Wetlands/Nature Preserve	R620 039 000 1240 0000	38	Village at Verdier	R610 021 000 0803 0000
20	Bluffton Park - Tract B1 - Tract C & D - Upland Preservation	R610 031 000 1096 0000	38	Village at Verdier	R610 021 000 0652 0000
20	Bluffton Park - Tract B1 - Tract E - Upland Preservation	R610 031 000 1095 0000	39	7 Venture Dr, Unit 100	
20	Bluffton Park - Tract B1 - Tract A - Upland Preservation	R610 031 000 1092 0000	40	Buckwalter Place Veterans Memorial Park	R610 022 000 1113 0000
20	Bluffton Park - Tract B1 - Tract F - Upland Preservation	R610 031 000 1094 0000			

## Town Owned Property and Pending Acquisitions as of January 17, 2020

Map Number	Property Description	Beaufort County Tax ID #	Date of Acquisition	Purchase Price	Deed Book/ Page	Plat Book/ Page	Acres	Notes
1	Linear Trail - Tract A <sup>1</sup>	R620 028 000 0018 0000	12/4/2000	\$ 5	1367/1632	75/93	41	Donated by New River Farms, LP for a linear park per Jones Estate Development Agreement.
2	Linear Park - Park Tract Within New Riverside <sup>1</sup>	R620 035 000 0016 0000	4/13/2005	\$ 5	2129/691	105/98	42.67	Donated by New Riverside, LLC for a park per Jones Estate Development Agreement and New Riverside Concept Plan.
3	Linear Trail - Tract B <sup>1</sup>	R614 035 000 0011 0000	12/4/2000	\$ 5	1367/1632	75/93	18.6	Donated by New River Farms, LP for a linear park per Jones Estate Development Agreement.
4	Linear Park Trailhead - Sun City Donation - Parcel 8C <sup>1</sup>	R622 028 000 1006 0000	1/20/2004	\$ 10	2013/1506	101/71, 134/1	8.85	Donated by Del Webb Communities as trailhead, trail and park for the Linear Trail. Portion of property donated to Beaufort County for SC Hwy 170 Widening in the amount of 1.583 acres. The remaining portion owned by the Town of Bluffton is 8.85 acres.
5	Buckwalter Place - Parcel 1A - Stormwater/Parking <sup>4</sup>	R610 030 000 1850 0000	8/9/2005	\$ -	2206/1936	123/133	2.9	Obtained via parcel exchange with BHR Acquisition Co, LLC and Buckwalter Commercial, Inc., in accordance with a Real Estate Exchange Agreement dated May 10, 2005, where the Town exchanged the 21 acre Municipal Site donated to the Town per the Buckwalter Development Agreement for the property in May River Tech Park.
6	Buckwalter Place - Purchase from Beaufort County <sup>4</sup>	R610 030 000 1649 0000	11/1/2013	\$ 400,000	3286/1428	111/177	5	Purchased from Beaufort County with Utility Tax Credit funds and future MCIP FILOT Revenue for economic development.
7	Buckwalter Place - Parcel 1B - Law Enforcement Center <sup>4</sup>	R610 030 000 1848 0000	8/9/2005	\$ -	2206/1928	123/133, 142/183	3.31	Obtained via parcel exchange with BHR Acquisition Co, LLC and Buckwalter Commercial, Inc., in accordance with a Real Estate Exchange Agreement dated May 10, 2005, where the Town exchanged the 21 acre Municipal Site donated to the Town per the Buckwalter Development Agreement for the property in May River Tech Park. The Town subdivided the 5.38 acre Parcel 1B into Parcel 1B-1 containing 1.66 acres and 1B containing 3.72 acres (Plat recorded in Book 128 Page 171). Parcel 1B-1 was then deeded to Carecore Properties, LLC for Building 2 (Deed recorded in Book 2889 Page 2015). Portion of property consisting of 0.51 acre which was developed as CareCore Drive, was sold to eviCore. Remaining parcel owned by the Town is 3.31 acres.
8	Buckwalter Regional Park <sup>1</sup>	R620 038 000 0053 0000	8/6/2001	\$ -	1458/1178	82/17	142.92	Donated by SP Forests, LLC for a public park per Buckwalter Development Agreement.
9	Oscar Frazier Park <sup>1</sup>	R610 039 000 0427 0000	5/30/2001	\$ 1	1181/543 & 1481/6	82/187	33.64	Donated by International Paper Company for a 25 acre park and playground per the Schults Tract Development Agreement. Park site was reconfigured and enlarged to 33.64 acres through a parcel exchange with Quinnco-D'Amico Schults, LLC (Parcel exchange titles are recorded in Deed Book 1481 Page 1 and Deed Book 1481 Page 6). International Paper Company granted an Amendment and Modification of Use Restrictions to include civic/institutional facilities and administrative uses as pertaining to the municipal functions of the Town as an allowed use (Amendment recorded in Book 2807 Page 1015).

## Town Owned Property and Pending Acquisitions as of January 17, 2020

Map Number	Property Description	Beaufort County Tax ID #	Date of Acquisition	Purchase Price	Deed Book/ Page	Plat Book/ Page	Acres	Notes
10	Oscar Frazier Park - Signage <sup>1</sup>	R610 039 000 0556 0000	5/30/2001	\$ 1	1481/6	82/187	0.02	Donated by Quinnco-D'Amico Schults as a sign easement for Oscar Frazier Park.
11	115 Bluffton Rd - Old Landfill <sup>2,3,4</sup>	R601 039 000 0050 0000	3/15/1949	\$ 250	69/558	----	9.302	Purchased from C.E. Ulmer. Site was a former landfill and shooting range and the Town preformed site remediation in 2007. A 0.658 acre portion of the 9.96 acre site was sold to SCDOT for a right-of-way through the property (Title is recorded in Deed Book 2787 Page 1491).
12	60 Burnt Church Rd - Bluffton Heights - Open Space <sup>1</sup>	R601 040 000 0200 0000	4/1/1988	\$ 1	501/1109	26/94	0.464	Donated by Carolina Management Corporation of Beaufort for open space.
13	Bluffton Village - Library Site <sup>1,2</sup>	R610 039 000 0732 0000	12/21/2001	\$ 10	1517/1388	81/93	2.93	Donated by Rowkris Development 1, LLC for library/municipal use per the Bluffton Village Development Agreement. Subject to a 25 year Lease Agreement (April 1, 2002 through March 31 2027) with Beaufort County for the Library.
14	1261 May River Rd - Engineering Building <sup>2</sup>	R610 039 00A 0004 0000	7/20/1990	\$ 10	558/1600	----	0.23	Donated by Beaufort County for municipal use. Plat is attached to the deed.
15	1264 May River Rd - Police Sub-Station <sup>4</sup>	R610 039 00A 0148 0000	2/20/1942	\$ 50	59/114	----	0.235	Donated by Estella Fuller.
16	Dubois Park <sup>1</sup>	R620 039 00A 0096 0000	5/9/1940	\$ 2	56/707	----	0.92	Donated by Katherine DuBois for a public park in memory of her husband Paul DuBois. Plat in Town files, but never recorded
17	Minor Property - Oyster Factory Park Expansion <sup>1</sup>	R620 039 00A 0191 0000	2/15/2007	\$ 1,500,000	2587/58	118/100	1.863	Purchased from Stanley Gill Minor through the Trust for Public Land with Rural and funded, in part, with Critical Lands Bond Referendum funds (Title recorded in Deed Book 2524 Page 1527). Property was transferred to the Town and Beaufort County, as co-owners, for the expansion of Oyster Factory Park.
18	38 Bridge St - Town Hall Parking Lot <sup>4</sup>	R611 039 00A 0244 0000	10/11/2007	\$ 210,000	2638/1551	59/110	0.59	Purchased from John Matthew Rowe for additional Town Hall parking.
19	Bluffton Park - Tract B11 & Wetlands/Nature Preserve <sup>1</sup>	R620 039 000 1240 0000	12/4/2007	\$ 2,000,000	2660/544	114/68 & 123/19	121.994	Purchased from Quinnco-D'Amico Shults, LLC through the Trust for Public Land and funded, in part, with Rural and Critical Lands Bond Referendum funds (Title recorded in Deed Book 2660 Page 517). Property was transferred to the Town and Beaufort County, as co-owners, for a public park and nature preserve.
20	Bluffton Park - Tract B1 - Tract A - Upland Preservation <sup>1</sup>	R610 031 000 1092 0000	6/28/2007	\$ 10	2606/788	96/193	0.83	Donated by William H. Dascombe for upland preservation. The Town deeded Beaufort County a one-half divided intrest to the property, making Beaufort County a co-owner, after the donation (Beaufort County deed is recorded in Deed Book 2660 Page 565).

## Town Owned Property and Pending Acquisitions as of January 17, 2020

Map Number	Property Description	Beaufort County Tax ID #	Date of Acquisition	Purchase Price	Deed Book/ Page	Plat Book/ Page	Acres	Notes
20	Bluffton Park - Tract B1 - Tract B - Upland Preservation <sup>1</sup>	R610 031 000 1093 0000	6/28/2007	\$ 10	2606/788	96/193	1.06	Donated by William H. Dascombe for upland preservation. The Town deeded Beaufort County a one-half divided intrest to the property, making Beaufort County a co-owner, after the donation (Beaufort County deed is recorded in Deed Book 2660 Page 565).
20	Bluffton Park - Tract B1 - Tract C & D - Upland Preservation <sup>1</sup>	R610 031 000 1096 0000	6/28/2007	\$ 10	2606/788	96/193 & 123/19	2.67	Donated by William H. Dascombe for upland preservation. The Town deeded Beaufort County a one-half divided intrest to the property, making Beaufort County a co-owner, after the donation (Beaufort County deed is recorded in Deed Book 2660 Page 565).
20	Bluffton Park - Tract B1 - Tract E - Upland Preservation <sup>1</sup>	R610 031 000 1095 0000	6/28/2007	\$ 10	2606/788	96/193	3.33	Donated by William H. Dascombe for upland preservation. The Town deeded Beaufort County a one-half divided intrest to the property, making Beaufort County a co-owner, after the donation (Beaufort County deed is recorded in Deed Book 2660 Page 565).
20	Bluffton Park - Tract B1 - Tract F - Upland Preservation <sup>1</sup>	R610 031 000 1094 0000	6/28/2007	\$ 10	2606/788	96/193	0.87	Donated by William H. Dascombe for upland preservation. The Town deeded Beaufort County a one-half divided intrest to the property, making Beaufort County a co-owner, after the donation (Beaufort County deed is recorded in Deed Book 2660 Page 565).
21	68 Boundary Street <sup>2,3,4</sup>	R610 039 00A 0097 0000	10/6/2016	\$ 1,095,000	3523/611	Not Recorded	1.483	Purchased from Marsh Rentals, LLC. Plat in Town files, but never recorded.
22	Calhoun Street Promenade - Tom Herbkersman Commons <sup>1</sup>	R614 039 00A 0346 0000	10/28/2010	\$ -	3005/668	131/118	0.041	Donated by Calhoun Street Development, LLC for a pocket park.
23	Buckwalter Place - Purchase from Parcel 6, LLC <sup>4</sup>	R610 022 000 1103 0000	3/25/2013	\$ 735,000	3225/1673	136/106, 142/183	4.77	Purchased from Parcel 6, LLC with Utility Tax Credit funds for economic development. Portion of property in the amount of 2.35 acres sold to eviCore (Deed Book/Page 3482/1138 & 3482/1148). Remaining parcel acreage owned by the Town is 4.77 acres.
24	Buckwalter Place - Utility Area <sup>1</sup>	R610 030 000 1650 0000	8/9/2005	\$ -	2206/1936	123/133	0.07	Obtained via parcel exchange with BHR Acquisition Co, LLC and Buckwalter Commercial, Inc., in accordance with a Real Estate Exchange Agreement dated May 10, 2005, where the Town exchanged the 21 acre Municipal Site donated to the Town per the Buckwalter Development Agreement for the property in May River Tech Park.
25	McCracken Circle - Open Space <sup>1</sup>	R610 038 000 1890 0000	6/4/2009	\$ -	2985/1139	86/59	7.18	Donated by SP Forests, LLC for open space/green space.

## Town Owned Property and Pending Acquisitions as of January 17, 2020

Map Number	Property Description	Beaufort County Tax ID #	Date of Acquisition	Purchase Price	Deed Book/ Page	Plat Book/ Page	Acres	Notes
26	New Riverside - Parcel 1 - Park <sup>1</sup>	R610 035 000 0010 0000	2/18/2009	\$ 10	2917/1161	125/116	43.84	Donated by New Riverside, LLC for a park per the Palmetto Bluff Development Agreement, New Riverside Concept Plan 1st and 2nd Amendments and the Palmetto Bluff Development Agreement 2nd and 3rd Amendments.
27	New Riverside - Parcel 9A - Stormwater BMP Pilot Project Lagoon <sup>1</sup>	R610 044 000 0129 0000	4/15/2013	\$ -	3231/2663	136/72	6.026	Donated by New Riverside, LLC for a Stormwater Best Management Practices Pilot Project Lagoon per the New Riverside Concept Plan 4th Amendment.
28	Palmetto Bluff - Lot 69 - Public Dock Access <sup>1</sup>	R614 045 000 0139 0000	12/20/2007	\$ -	2668/1931	99/146	0.092	Donated by May River Forest, LLC for a Town docking facility and park area.
29	Pritchard Street - Pocket Park <sup>1</sup>	----	----	\$ -	----	----	----	Portion of Pritchard Street.
30	Willow Run - Affordable Housing/Municipal Site <sup>2,3,4</sup>	R610 022 000 1094 0000	12/13/2010	\$ 10	3019/1613	131/156	19.753	Donated by Indian Hill Associates, LLC for 2 upland acres of affordable housing and an 8 upland acre municipal and/or commercial site per the Buckwalter Development Agreement 9th Amendment.
31	184 Bluffton Rd <sup>2,3,4</sup>	R610 039 000 049B 0000	9/21/2017	\$ 600,000	3610/1827	22/114	0.71	Purchased from May River Storage, LLC.
32	111 Calhoun Street <sup>1</sup>	R610 039 00A 0111 0000	5/8/2017	\$ 1,500,000	3573/1701	Not Recorded	1.35	Joint Purchase from Augustine Wright II by the Town and Beaufort County.
33	Stock Farm - Open Space 3 <sup>1</sup>	R610 039 000 1538 0000	2/28/2017	\$ -	3556/151	125/176	0.03	Donation by Mayberry Holdings, LC for for Open Space.
34	Stock Farm - Open Space 4 <sup>1</sup>	R610 039 000 1539 0000	10/17/2017	\$ -	3616/2874	125/176	0.32	Donation by Mayberry Holdings, LC for for Open Space.
35	1095 May River Road <sup>3,4</sup>	R610 039 000 0498 0000	7/25/2018	\$ 263,000	3686/2292	73/26	1.78	Purchased from KGB 1935, Ltd., Co.

## Town Owned Property and Pending Acquisitions as of January 17, 2020

Map Number	Property Description	Beaufort County Tax ID #	Date of Acquisition	Purchase Price	Deed Book/ Page	Plat Book/ Page	Acres	Notes
36	New Riverside Parcel 4A-2 Open Space <sup>1</sup>	R610 036 000 1319 0000	12/31/2018	\$ 200,000	3725/3231	150/169	37	Purchase from New Riverside, LLC.
37	New Riverside Parcel 4B-3 Open Space <sup>1,2,4</sup>	R610 036 000 3214 0000	12/31/2018	\$ -	3725/3227	150/168	7	Donation from New Riverside, LLC.
38	Pending Village at Verdier Civic Site <sup>2</sup>	R610 021 000 0803 0000	TBD	\$ -	TBD	TBD	1.17	Pending donation from Securioty Bank of Kansas City per Town's request on August 22, 2018 proposing Outparcel 1 or 2 as shown in their marketing materials. Outparcel 1 was selected consisting of two parcels totaling 1.6 acres. The specific requirements for the donation are detailed in the Verdier First Amendment, Section XI. J. Donation of Civic Site: "The Owner agrees to donate and convey to the Town or applicable governmental agency, upon time of need, a site, not to exceed one and one-half (1.5) acres and mutually agreeable by both Owner and the Town, for the construction of a multi-story civic building not to exceed thirty thousand (30,000) square feet. Said one and one-half (1.5) acre site shall contain the multi-story building, accommodate any and all site and building setbacks, and shall accommodate any required on-site parking. The Owner and Town agree that any conveyance hereunder shall contain such deed restriction that said civic site shall be solely used for governmental and public purposes and for the following limited uses: a library; governmental administrative offices; and/or a conservation and environmental educational center."
38	Pending Village at Verdier Civic Site <sup>2</sup>	R610 021 000 0652 0000 (Portion)	TBD	\$ -	TBD	TBD	0.43	Pending donation from Securioty Bank of Kansas City per Town's request on August 22, 2018 proposing Outparcel 1 or 2 as shown in their marketing materials. Outparcel 1 was selected consisting of two parcels totaling 1.6 acres. The specific requirements for the donation are detailed in the Verdier First Amendment, Section XI. J. Donation of Civic Site: "The Owner agrees to donate and convey to the Town or applicable governmental agency, upon time of need, a site, not to exceed one and one-half (1.5) acres and mutually agreeable by both Owner and the Town, for the construction of a multi-story civic building not to exceed thirty thousand (30,000) square feet. Said one and one-half (1.5) acre site shall contain the multi-story building, accommodate any and all site and building setbacks, and shall accommodate any required on-site parking. The Owner and Town agree that any conveyance hereunder shall contain such deed restriction that said civic site shall be solely used for governmental and public purposes and for the following limited uses: a library; governmental administrative offices; and/or a conservation and environmental educational center."
39	Pending Buckwalter Place Parcel B-1 Unit 100 - Don Ryan Center for Innovation <sup>3</sup>	R610 022 000 1112 0000 (Portion)	TBD	\$ -	TBD	TBD	3,000 Square Feet	Pursuant to the Public-Private Development Contract, Southeastern Development Associates agreed to donate a 3,000 square foot unit for the future home of the Don Ryan Center for Innovation. The unit is part of the 18,700 square foot in-line commercial building located at 7 Venture Drive which is currently under construction.
40	Pending Buckwalter Place Parcel C - Buckwalter Place Veterans Memorial Park <sup>1</sup>	R610 022 000 1113 0000	TBD	\$ -	TBD	TBD	1.66	Pursuant to the Public-Private Development Contract, Southeastern Development Associates agreed to donate a 1.66 acre property for a public park located at 240 Buckwalter Place Boulevard.

## Town Owned Property and Pending Acquisitions as of January 17, 2020

Map Number	Property Description	Beaufort County Tax ID #	Date of Acquisition	Purchase Price	Deed Book/ Page	Plat Book/ Page	Acres	Notes
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**Notes:**

<sup>1</sup> Park/Preservation/Wetlands/Recreation/Environmental Use

<sup>2</sup> Municipal Use

<sup>3</sup> Affordable Housing Use

<sup>4</sup> Flexible Use



Town of Bluffton  
FY 2021 Town Manager Consolidated Budget Calendar  
Town Council

February 26	Town Council Strategic Planning Workshop <ul style="list-style-type: none"><li>• FY20/FY21 Strategic Plan Action Agenda review</li><li>• FY21 and beyond proposed initiatives</li><li>• FY21 Consolidated Budget discussion</li><li>• FY21 Capital Improvement Projects: complete in FY20, carry forward to FY21 and new projects for FY21 and beyond</li></ul>
March 5	Affordable Housing Plan proposed budget submitted to Affordable Housing Committee for review (Colin)
March 25	Planning Commission meeting to prioritize Capital Improvement Program (CIP) projects (McIlwee) include data sheets
March 31	Proposed budget due to Town for Accommodations Tax Advisory Committee (ATAC) review from: <ul style="list-style-type: none"><li>• Destination Marketing Organization (DMO)</li><li>• Bluffton Historical Preservation Society (BHPS)</li></ul>
April 1 - 10	Town Manager individual budget meetings with Town Council members
April 14	Planning Commission prioritization list presented at Town Council
May 12	Town Manager delivers the FY21 proposed Town of Bluffton Consolidated Budget Ordinance to Town Council for first reading including policy update and master fee schedule
May 12	Town Council Adoption of FY21/FY22 Strategic Plan Action Agenda
May 12	Assessment Roll for Tax Year 2020 Resolution to Town Council
May 19	ATAC review of DMO and BHPS Budget and Marketing Plan for recommendations to Town Council
May 21	Town Council Budget Workshop
May 26	Town Council Budget Workshop
June 9	Destination Marketing Organization (DMO) and Bluffton Historical Preservation Society (BHPS) budget recommendations to Town Council from Accommodations Tax Advisory Committee (ATAC)
June 9	Town Manager delivers the FY21 proposed Town of Bluffton Consolidated Budget Ordinance to Town Council for second and final reading and Public Hearing

## Affordable and/or Workforce Housing

Index #	Initiative	Status	Type	Dept of Primary Responsibility
2	Establish a fee to be assessed on certain building permits that is earmarked to support eligible affordable and/or workforce housing programs	Complete	Policy	Growth Management
65	1095 May River Road Housing Initiative	Carryover to New Plan	Project	Growth Management
1	Affordable Housing Work Plan and Implementation	Carryover to New Plan	Operational	Growth Management

## Community Quality of Life

Index #	Initiative	Status	Type	Dept of Primary Responsibility
5	Unified Development Ordinance Amendments - Application Process, as well as changes to the Applications Manual	Complete	Policy	Growth Management
12	Goethe-Shults Neighborhood Plan	Complete	Policy	Growth Management
68	Parking Policy Amendment	Complete	Policy	Growth Management
11	Citizen Access Portal - SeeClickFix	Complete	Operational	Engineering
9	Land Acquisition Plan	Complete by End of FY20	Policy	Growth Management
3	Unified Development Ordinance Amendments - Land Use - Zoning Ordinance Calibration	Complete by End of FY20	Policy	Growth Management
7	Unified Development Ordinance Amendments and Amendments to the Official Construction Code on Unsafe and Uninhabited Structures	Complete by End of FY20	Policy	Growth Management
4	Unified Development Ordinance Amendments - Historic District Architectural Standards	Complete by End of FY20	Policy	Growth Management
6	Unified Development Ordinance Amendments - Various Provisions	Complete by End of FY20	Policy	Growth Management
10	Amend Development Agreements	Carryover to New Plan	Policy	Executive Office
8	Establish SCE&G Trimming Policy	Carryover to New Plan	Operational	Executive Office

## Economic Growth

Index #	Initiative	Status	Type	Dept of Primary Responsibility
14	Short-Term Rental Policy	Complete by End of FY20	Policy	Finance and Administration
17	Update of the National Historic District Register to More Closely Align with the Local District	Complete by End of FY20	Policy	Growth Management
13	Evaluate and Implement DRCI Strategic Plan	Carryover to New Plan	Policy	Don Ryan Center for Innovation
15	Center for Cultural Events - Scope & Strategy	Carryover to New Plan	Policy	Executive Office
18	Comprehensive Plan Update	Carryover to New Plan	Policy	Growth Management
19	Historic Preservation Incentive Program	Carryover to New Plan	Policy	Growth Management
16	Evaluate the Development Continuum for Process Improvements	Carryover to New Plan	Operational	Growth Management

## Fiscal Sustainability

Index #	Initiative	Status	Type	Dept of Primary Responsibility
20	Cost/Level of Service Study for Use of Stormwater Utility Fees	Complete	Policy	Engineering
21	Consideration to provide public access to Town Council meetings with live stream capabilities	Complete	Policy	Information Technology
26	Contract Tracking Software	Complete	Operational	Finance and Administration
27	Citizen Access Portal - Development Permit Applications	Complete	Operational	Growth Management
29	Citizen Access Portal - Community Event Reservations	Complete	Operational	Police Department
22	Local Accommodations Tax Ordinance	Complete by End of FY20	Policy	Finance and Administration
23	Capital Asset Policy Revisions	Complete by End of FY20	Policy	Finance and Administration
24	Beaufort County Impact Fee Assessment	Complete by End of FY20	Policy	Finance and Administration
25	Citizen Access Portal for Online Payments	Carryover to New Plan	Operational	Finance and Administration
28	Implementation of review system for the online submittal and digital review of development and building permit applications	Carryover to New Plan	Operational	Growth Management

## May River &amp; Surrounding Rivers and Watersheds

Index #	Initiative	Status	Type	Dept of Primary Responsibility
57	"No Wake Zone" from Oyster Factory Park to Calhoun Street Dock	Complete	Policy	Engineering
59	Stormwater BMP Design Manual Update	Complete by End of FY20	Policy	Engineering
60	Stormwater Ordinance	Complete by End of FY20	Policy	Engineering
61	May River Watershed Water Quality Model	Complete by End of FY20	Policy	Engineering
56	May River Watershed Action Plan Update and Continued Implementation	Carryover to New Plan	Operational	Engineering
58	MS4 Implementation	Carryover to New Plan	Operational	Engineering

## Town Organization

Index #	Initiative	Status	Type	Dept of Primary Responsibility
63	Employee Handbook Update	Complete	Policy	Human Resources
69	Town Council Operating Procedures / Meeting Policy Revisions	Complete by End of FY20	Policy	Executive Office
62	Establish a Town of Bluffton Staff, Boards, Commissions and Committees Customer Service Institute	Complete by End of FY20	Operational	Executive Office
64	Implementation of File Management and Records Retention Plan	Carryover to New Plan	Operational	Information Technology

## Infrastructure

Index #	Initiative	Status	Type	Dept of Primary Responsibility
30	Sewer Extensions and Connections Implementation	Complete	Policy	Engineering
36	Town Hall Renovation (PN 51)	Complete	Project	Engineering
37	Town Facility Improvements (PN 52)	Complete	Project	Engineering
42	Martin Family Park - (PN 63)	Complete	Project	Engineering
43	184 Bluffton Road Improvements (PN 64)	Complete	Project	Engineering
51	Dog Park	Complete	Project	Engineering
53	Implement Buckwalter Place Public-Private Partnership Agreement	Complete by End of FY20	Policy	Executive Office
40	Don Ryan Center for Innovation Upfit (PN 60)	Complete by End of FY20	Project	Engineering
44	Wright Family Park (PN 65)	Complete by End of FY20	Project	Engineering
49	American Legion Auxiliary Unit 205-sponsored Veterans Memorial	Complete by End of FY20	Project	Engineering
34	Historic District Traffic Calming Plan	Carryover to New Plan	Policy	Engineering
54	Old Town Streets Ownership and Maintenance Strategy	Carryover to New Plan	Policy	Engineering
31	Calhoun Street Streetscape Improvements	Carryover to New Plan	Project	Engineering
32	Old Town Master Plan Drainage Improvements Study	Carryover to New Plan	Project	Engineering
35	Buck Island - Simonsville Sewer Phase 5 (PN 44)	Carryover to New Plan	Project	Engineering
38	Buck Island - Simonsville Neighborhood Sidewalks & Lighting (PN 54)	Carryover to New Plan	Project	Engineering
39	Oyster Factory Park Improvements (PN 59)	Carryover to New Plan	Project	Engineering
41	Calhoun Street Dock Improvements (PN 62)	Carryover to New Plan	Project	Engineering
45	Bridge Street Enhancements	Carryover to New Plan	Project	Engineering
46	Cove Skids	Carryover to New Plan	Project	Engineering
47	Goethe-Shults Neighborhood Sidewalks Phase 2 (PN 55)	Carryover to New Plan	Project	Engineering
48	Oscar Frazier Park Enhancements / Rotary "Field of Dreams" Project	Carryover to New Plan	Project	Engineering
50	Squire Pope Cottage Rehabilitation	Carryover to New Plan	Project	Engineering
55	Town-Wide Wayfinding Program	Carryover to New Plan	Project	Engineering
66	New Riverside Park	Carryover to New Plan	Project	Engineering
67	New River Trail	Carryover to New Plan	Project	Engineering
33	Establish Regional Ditch Maintenance Strategy and Implementation Plan	Carryover to New Plan	Operational	Engineering
52	Establishment of Beautification Committee Work Plan	Carryover to New Plan	Operational	Engineering

## Affordable and/or Workforce Housing

Strategic Initiative	Carryover or New	Type	FY Project Start	Dept of Primary Responsibility
Town of Bluffton Housing Public/Private Partnership	Carryover	Policy	FY20	Growth Management
Affordable Housing Work Plan	Carryover	Operational	Before FY18	Growth Management
Regional Affordable Housing Trust Fund	New	Policy	FY20	Growth Management

## Community Quality of Life

Strategic Initiative	Carryover or New	Type	FY Project Start	Dept of Primary Responsibility
Amend Development Agreements	Carryover	Policy	Before FY18	Executive Office
Comprehensive Plan	Carryover	Policy	FY21	Growth Management
Public Safety Cameras	Carryover	Project	Before FY18	Engineering
Beautification Committee Work Plan	Carryover	Operational	Before FY18	Engineering
Dominion Energy Tree Cutting Strategy	Carryover	Operational	FY20	Engineering
Growth Management Strategy	New	Policy	FY20	Growth Management
Traffic Calming Plan	New	Policy	FY21	Engineering
Reforestation Plan	New	Policy	FY22	Growth Management
Historic District Accessibility	New	Project	FY21	Engineering
Police Department Strategic Plan	New	Operational	FY20	Police Department
Law Enforcement Citizens Advisory Committee	New	Operational	FY20	Police Department
Lutzie 43 Distracted Driving Campaign	New	Operational	FY20	Police Department
Growth Management Communications Plan	New	Operational	FY22	Growth Management

## Economic Growth

Strategic Initiative	Carryover or New	Type	FY Project Start	Dept of Primary Responsibility
Historic Preservation Incentive Plan	Carryover	Policy	FY13	Growth Management
Center for Cultural Events - Scope and Strategy	Carryover	Policy	FY20	Executive Office
Buckwalter Place Multi-County Commerce Park	Carryover	Project	Before FY18	Don Ryan Center for Innovation
Development Continuum Process	Carryover	Operational	Before FY18	Growth Management
Don Ryan Center for Innovation Seed Funding Program	New	Policy	FY21	Don Ryan Center for Innovation
Don Ryan Center for Innovation Key Performance Indicators (KPI)	New	Operational	FY20	Don Ryan Center for Innovation
Don Ryan Center for Innovation Business Incubation Program	New	Operational	FY21	Don Ryan Center for Innovation
Don Ryan Center for Innovation Mentor Program	New	Operational	FY21	Don Ryan Center for Innovation

## Fiscal Sustainability

Strategic Initiative	Carryover or New	Type	FY Project Start	Dept of Primary Responsibility
Local Accommodations Tax Ordinance	Carryover	Policy	FY20	Finance and Administration
Implementation of Review System for Online Submittal and Digital Review of Development and Building Permit Applications	Carryover	Operational	FY19	Growth Management
Citizen Access Portal for Online Payments	Carryover	Operational	FY20	Finance and Administration
ATAF Fund Allocation Program	New	Policy	FY20	Finance and Administration
Town of Bluffton Revenue Stream Analysis	New	Policy	FY21	Finance and Administration
External Grant Program	New	Policy	FY21	Finance and Administration
Capital Asset Management Policy and Program	New	Policy	FY21	Finance and Administration
Annexation Incentives and Communications Plan	New	Policy	FY22	Growth Management
Designated Marketing Organization (DMO) Marketing Plan	New	Operational	Before FY18	Executive Office
Don Ryan Center for Innovation Strategic Marketing Plan	New	Operational	FY20	Don Ryan Center for Innovation
Don Ryan Center for Innovation Grant Program	New	Operational	FY20	Don Ryan Center for Innovation
Digital Media Strategy	New	Operational	FY20	Executive Office
Finance Process Improvements	New	Operational	FY20	Finance and Administration
Growth Management Customer Satisfaction Survey	New	Operational	FY20	Growth Management
Three-Year Consolidated Budget Forecast	New	Operational	FY21	Finance and Administration

## May River & Surrounding Rivers and Watersheds

Strategic Initiative	Carryover or New	Type	FY Project Start	Dept of Primary Responsibility
Annual Cleanup Initiatives	Carryover	Operational	Before FY18	Engineering
Municipal Separate Stormwater Sewer System (MS4) Permit	Carryover	Operational	FY18	Engineering
May River Watershed Action Plan	Carryover	Operational	FY20	Engineering
May River Watershed Action Plan Projects	New	Project	FY21	Engineering

## Town Organization

Strategic Initiative	Carryover or New	Type	FY Project Start	Dept of Primary Responsibility
File Management and Records Retention Plan	Carryover	Operational	FY20	Information Technology
Human Resources Strategic Plan	New	Policy	FY21	Human Resources
Electronic Communications Retention Policy	New	Policy	FY21	Information Technology
Town of Bluffton Code of Ordinances	New	Policy	FY22	Executive Office
Town Website	New	Operational	FY20	Executive Office
Cyber Security	New	Operational	FY20	Information Technology
Police Department Policies & Procedures	New	Operational	FY20	Police Department
Police Department Staffing Projection/Model	New	Operational	FY20	Police Department
Key Performance Indicators	New	Operational	FY21	Executive Office
Town Events Plan	New	Operational	FY21	Executive Office
Employee Wellness & Recognition	New	Operational	FY21	Human Resources
Employee Development and Training	New	Operational	FY21	Human Resources
Talent Acquisition and Retention	New	Operational	FY21	Human Resources
Employee Benefits and Satisfaction	New	Operational	FY21	Human Resources
Incident Management Program	New	Operational	FY21	Police Department

# Infrastructure

Strategic Initiative	Carryover or New	Type	FY Project Start	Dept of Primary Responsibility
Land Acquisition	Carryover	Policy	Before FY18	Executive Office
Historic District / Old Town Streets Ownership and Maintenance Strategy	Carryover	Policy	FY19	Engineering
Town-Wide Wayfinding Program	Carryover	Policy	FY22	Engineering
Oyster Factory Park	Carryover	Project	Before FY18	Engineering
Oscar Frazier Park / Rotary "Field of Dreams" Project	Carryover	Project	Before FY18	Engineering
Buck Island-Simmons ville Sewer Phase 5	Carryover	Project	FY18	Engineering
Buck Island - Simmonsville Neighborhood Sidewalks & Lighting (PN 54)	Carryover	Project	FY19	Engineering
Goethe-Shults Neighborhood Infrastructure Phase 2	Carryover	Project	FY19	Engineering
Law Enforcement Center Facility	Carryover	Project	FY19	Engineering
Calhoun Street Dock	Carryover	Project	FY19	Engineering
Calhoun Street Streetscape	Carryover	Project	FY20	Engineering
Old Town Master Plan Drainage Improvements Study	Carryover	Project	FY20	Engineering
Bridge Street Streetscape	Carryover	Project	FY20	Engineering
Squire Pope Cottage	Carryover	Project	FY20	Engineering
New Riverside Park	Carryover	Project	FY20	Engineering
New River Trail	Carryover	Project	FY20	Engineering
Public Sewer Installation	Carryover	Project	FY21	Engineering
Ditch Maintenance Strategy and Implementation Plan	Carryover	Operational	FY19	Engineering
Capital Improvements Program Master Plan	New	Policy	FY21	Engineering
Public Art Program	New	Policy	FY22	Engineering
Garvin-Garvey House Interpretive Signage	New	Project	FY20	Engineering
Theodore D. Washington Municipal Center	New	Project	FY20	Engineering
Boundary Street Streetscape	New	Project	FY21	Engineering
Historic District Power Line Burial	New	Project	FY21	Engineering
Rotary Community Center	New	Project	FY21	Engineering
Wharf Street Lighting	New	Project	FY21	Engineering
Town of Bluffton Non-Profit Organizational Signage	New	Project	FY22	Engineering
May River Road Pocket Park	New	Project	FY22	Engineering
Jones Tract Public Park	New	Project	FY22	Engineering
Public Works Facility	New	Project	FY22	Engineering