



# GROWTH MANAGEMENT UPDATE

February 9, 2016

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

- a. **Planning Commission:** January 27, 2016, meeting agenda attached. Next meeting scheduled for February 24, 2016.
- b. **Historic Preservation Commission:** February 3, 2016, meeting agenda attached. Next meeting scheduled for March 2, 2016.
- c. **Board of Zoning Appeals:** January 19, 2016 meeting cancellation notice attached. Next meeting scheduled for February 16, 2016.
- d. **Development Review Committee:** January 12, January 19 and January 26, 2016, meeting agendas; and February 2, 2016, cancellation notice attached. Next meeting scheduled for February 9, 2016.
- e. **Historic Preservation Review Committee:** January 19, and February 1, 2016, meeting agendas; and January 11, and January 25, 2016 cancellation notices attached. Next meeting scheduled for February 8, 2016.
- f. **Construction Board of Adjustment and Appeals:** January 26, 2016, meeting cancellation notice attached. Next meeting scheduled for February 23, 2016.
- g. **Affordable Housing Committee:** February 2, 2016, meeting agenda attached. Next meeting scheduled for March 1, 2016.
- h. **Beautification Committee:** January 21, 2016, meeting agenda attached. Next meeting scheduled for February 18, 2016.
- i. **Buck Island Simmonsville Neighborhood Plan Committee:** January 25, 2016, meeting agenda attached. Next meeting scheduled for April 18, 2016.
- j. **Lowcountry Area Transportation Study Metropolitan Planning Organization Technical Committee:** Next meeting scheduled for March 4, 2016
- k. **Lowcountry Area Transportation Study Metropolitan Planning Organization Policy Committee:** Next meeting has not been scheduled.
- l. **Beaufort County Transportation Committee:** January 20, 2016, meeting agenda attached. Next meeting scheduled for March 16, 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. Fifteen homes have been repaired to date for a total repair cost of over \$61,000. 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. **Home Repair Program – Major.** Repairs for five homes have been completed and the remaining funds from the grant have been expended. While the Bluffton program is no longer open, LowCountry Council of Governments has funds available for dwellings in the Beaufort County region to assist residents earning 80% or less of the Beaufort County Area Median Income with repairs to the inside and outside of their homes that result in a home that is compliance with current Building Code requirements. The maximum benefit is \$25,000 per home (manufactured homes are not eligible). Please contact Kendra Lelie, Director of Growth Management at [klelie@townofbluffton.com](mailto:klelie@townofbluffton.com) for more information.
- d. **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. Currently the Committee is working on planning and permitting for landscape and irrigation improvements to the Bluffton Road/Parkway Traffic Circle to be implemented this spring as part of the adopted FY16 budget. Plans are being amended to meet SCDOT requirements and resubmitted for an encroachment permit in early February. Additional tree plantings and replacements are now being considered for May River Road and at Oyster Factory Park.
- b. The Committee continued discussion about a proposed "Adopt-a-Planter" program at their last meeting. The Committee reviewed and approved a proposed FY 2017 Work Plan and Budget to be submitted to Town Council for consideration. A pilot project for the Adopt-a-Planter program was included in the proposed budget request.

#### 4. Transportation Program.

- a. **US 278 Safety Audit.** The safety audit has been released for comments to the individuals involved in the audit. The final report has been released and a copy is available upon request. A final presentation is being planned, but no date has been determined.
- b. **SC 170 Widening.** SC 170 widening is complete except for some driveway cuts 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.
- 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.

- h. **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 24<sup>th</sup> 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.

#### 5. Staff Announcements:

Tara Stimpson passed the Residential Inspector Exam. The additional certification will provide enhanced customer service for the Building Safety office through the ability to review building permit plans for completeness prior to submission to the Building Safety office..

#### ATTACHMENTS:

1. Planning Commission meeting agenda for January 27, 2016;
2. Historic Preservation Commission meeting agenda for February 3, 2016;
3. Board of Zoning Appeals cancelation notice for January 19, 2016;
4. Development Review Committee meeting agendas for January 12, January 19 and January 26, 2016, meeting agendas; and February 2, 2016, cancelation notice;
5. Historic Preservation Review Committee meeting agendas for January 19, and February 1, 2016, meeting agendas; and January 11, and January 25, 2016, cancelation notices;
6. Construction Board of Adjustment and Appeals meeting cancelation notice for January 26, 2016;
7. Affordable Housing Committee meeting agenda for February 2, 2016;
8. Beautification Committee meeting agenda for January 21, 2016;
9. Buck Island Simmonsville Neighborhood Plan Committee meeting agenda for January 25, 2016;
10. Beaufort County Transportation Committee meeting agenda for January 20, 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.



**TOWN OF BLUFFTON  
PLANNING COMMISSION MEETING AGENDA**

Theodore D. Washington Municipal Building  
Large Meeting Room  
Wednesday, January 27, 2015, 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 - December 16, 2015**

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

**VIII. OLD BUSINESS**

**IX. NEW BUSINESS**

**1. FOR ACTION**

- A. COFA-12-15-9448.** The Applicant, JJI, Inc., requests a Certificate of Appropriateness for the approval of a two car dealerships (Infiniti and Nissan) consisting of two buildings ranging in size from 18,000 SF to 25,000 SF and associated site improvements on approximately 11 acres of property fronting US Highway Route 278, zoned Buckwalter PUD within the Buckwalter Business Park Master Plan.

**B. COFA 01-16-9477.** The Applicant, Josh K. Tiller, requests a Certificate of Appropriateness for the approval of an entrance design for the Cypress Ridge development including new landscaping, lighting and sign installation. The Cypress Ridge entrance is located at the intersection of Highway 170 and Hulston Land Road, is zoned PUD and within the Jones Estate/Cypress Ridge PUD.

**X. DISCUSSION**

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

**XI. ADJOURNMENT**

**NEXT MEETING DATE: Wednesday, February 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 HISTORIC PRESERVATION COMMISSION

Theodore D. Washington Municipal Building  
Large Meeting Room  
Wednesday, February 3, 2016, 6:00p.m.

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**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 – January 6, 2016**

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

**VIII. OLD BUSINESS**

**IX. NEW BUSINESS**

**1. FOR ACTION**

- A. Site Feature Permit-HD.** A request by Anna Painter and Fran Oropeta, for the approval of a Site Feature Permit-HD to renovate the existing structure to include reroofing, removing an existing sliding door and replacing it with a window to match existing, and the addition of new porch posts located on the property identified as 39 Bridge Street in the Old Town Historic District and zoned Neighborhood Conservation-HD (SFHD-1-16-8674).
- B. Certificate of Appropriateness Amendment.** A request by Court Atkins Architects on behalf of McClure Guarisuco, LLC., for the approval of a Certificate of Appropriateness to add composite louver shutters to the second floor elevation of the building currently under construction on the property identified as 210 Bluffton Road (Lot 6) in the Calhoun Street Promenade development and zoned Neighborhood Core-HD (COFA-12-14-8648).
- C. Certificate of Appropriateness.** A request by Wiley Parsons & John Leonard, for approval of a Certificate of Appropriateness to allow the construction of a new

single family residence of approximately 1,578 SF and a carriage house of approximately 362 SF, located on the property identified as 5 Tabby Shell Road (Lot 33) in the Old Town Historic District and zoned as Neighborhood General-HD (COFA-12-15-9442).

- D. Certificate of Appropriateness.** A request by Michael Watson, for approval of a Certificate of Appropriateness to allow the construction of a new carriage house of approximately 1,200SF, located on the property identified as 20 Tabby Shell Road in the Tabby Roads Development and zoned as Neighborhood General-HD (COFA-12-15-9423).
- E. Certificate of Appropriateness.** A request by Robert Policy, for approval of a Certificate of Appropriateness to allow the construction of a new single family residence of approximately 2,870 SF and a carriage house of approximately 1,035 SF, located on the property identified as 47 Stock Farm Road (Lot 10A) in the Old Town Historic District and zoned as Neighborhood Conservation-HD (COFA-12-15-9432).
- F. Certificate of Appropriateness.** A request by Pearce Scott Architects, on behalf of Eugene Marks, for approval of a Certificate of Appropriateness to allow the construction of a new single family residential structure of approximately 1,486 SF, located on the property identified as 5733 Guilford Place (Lot 1A), in the Stock Farm Development and zoned as Neighborhood General-HD (COFA-10-15-9382).
- G. Certificate of Appropriateness.** A request by Pearce Scott Architects, on behalf of Eugene Marks, for approval of a Certificate of Appropriateness to allow the construction of a new single family residential structure of approximately 1,790 SF and a 100 SF garden structure, located on the property identified as 5739 Guilford Place (Lot 2A), in the Stock Farm Development and zoned as Neighborhood General-HD (COFA-10-15-9383).
- H. Certificate of Appropriateness.** A request by Pearce Scott Architects, on behalf of Eugene Marks, for approval of a Certificate of Appropriateness to allow the construction of a new single family residential structure of approximately 1,662 SF with a 120 SF garden structure, located on the property identified as 5747 Guilford Place (Lot 3A), in the Stock Farm Development and zoned as Neighborhood General-HD (COFA-10-15-9384).
- I. Certificate of Appropriateness.** A request by Pearce Scott Architects, on behalf of Eugene Marks, for approval of a Certificate of Appropriateness to allow the construction of a new single family residential structure of approximately 1,516 SF with a 120 SF garden structure, located on the property identified as 5753 Guilford Place (Lot 4A), in the Stock Farm Development and zoned as Neighborhood General-HD (COFA-10-15-9385).

**X. DISCUSSION**

**XI. ADJOURNMENT**

**NEXT MEETING DATE – Wednesday, March 2, 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, January 19, 2016, at 6:00 p.m.

Has been CANCELED

The next meeting is scheduled for  
Tuesday, February 16, 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, January 12, 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 Mays Bend II – Final Development Plan:** A request by Michael Hughes on behalf of May River Forest, LLC for the approval of a Final Development Plan. The proposed project is for the development of seven (7) large residential lots and associated infrastructure. The property is located on Old Palmetto Bluff Road and Myrtle Ford Road within the Palmetto Bluff PUD. The property is identified by tax map number R614 045 000 0026 0000. (DP-11-15-9419)
  - 2. **Town of Bluffton Owned Property at Buckwalter Place – Subdivision:** A request by the Town of Bluffton for the approval of a Subdivision Plat. The proposed subdivision will create three (3) new parcels from the three (3) Town owned properties identified for conveyance to CoreCore National, LLC d/b/a eviCore healthcare. The property is located in Buckwalter Place at Buckwalter Place Boulevard and CareCore Drive. The properties are identified by tax map numbers R610 022 000 1099 0000, R610 030 000 1848 0000, and R620 030 000 1777 0000. (SUB-01-16-9457)
- VI. PUBLIC COMMENTS
- VII. DISCUSSION
- VIII. ADJOURNMENT

**NEXT MEETING DATE: Tuesday, January 19, 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, January 19, 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 L-3 - Subdivision Plan Amendment:** A request by Thomas & Hutton on behalf of May River Forest, LLC for the approval of a Subdivision Amendment Plan. The proposed amendment will reduce the quantity of Live Oaks impacted by the Maritime Road right of way. The property is located on the intersection of Old Moreland Road and Vinson Road within the Palmetto Bluff PUD. The property is identified by tax map number R614 052 000 0172 0000. (SUB-12-15-9453)
  - 2. **Hampton Lake Phase 4 - Preliminary Development Plan:** A request by Thomas & Hutton on behalf of HL Development, LLC for the approval of a Preliminary Development Plan. The project will include 49 single family lots and associated infrastructure including the relocation of the access road. The proposed development is located in the Hampton Lake subdivision within the Buckwalter PUD. The property is identified by tax map number R614 029 000 1735 0000. (DP-12-15-9454)
- VI. PUBLIC COMMENTS
- VII. DISCUSSION
- VIII. ADJOURNMENT

**NEXT MEETING DATE: Tuesday, January 26, 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, January 26, 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. **Grayco Building – Development Plan Amendment:** A request by Carolina Engineering Consultants on behalf of Gray Holdings, LLC for the approval of a Development Plan Amendment. The proposed amendment will expand the building by 625 square feet along with minor paving modifications, and shifting the drive aisle that parallels Buck Island Road by 10 feet to provide greater separation from the existing trees. The property zoned Neighborhood Core and is identified by tax map numbers R610 039 000 0189 0000, R610 039 000 0191 0000, R610 039 000 212A 0000 and R610 039 000 211A 0000. (DP-08-15-9325)

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT

**NEXT MEETING DATE: Tuesday, February 2, 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 Development Review  
Committee (DRC)  
Meeting scheduled for

Tuesday, February 2, 2016, at 1:00 P.M.

Has been CANCELED  
due to lack of agenda items

The next meeting is scheduled for  
Tuesday, February 9, 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, January 11, 2016, at 4:00 P.M.

has been CANCELED

The next meeting is scheduled for  
Tuesday, January 19, 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

**Tuesday**, January 19, 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. Pritchard House.** A request by Lucy Scardino, for review of a Certificate of Appropriateness to include: additions and renovation to the existing main house (contributing structure), construction of a new carriage house of approximately 1,824 SF, and the relocation of an existing the garden shed located on the property identified as 131 Pritchard Street in the Old Town Historic District and zoned as Riverfront Edge-HD (COFA-1-16-9458).
- 2. 1230 May River Road.** A request by Lindsay Burnett and Brentt Toole for review of a Certificate of Appropriateness to renovate the west elevation to remove an existing pair of doors, install a smoker, and shield it with a wooden enclosure, located on the property identified as 1230 May River Road and zoned as Neighborhood Core-HD (COFA-9-15-9353).

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT

**NEXT MEETING DATE: Monday, January 25, 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, January 25, 2016, at 4:00 P.M.

has been CANCELED

The next meeting is scheduled for  
Monday, February 1, 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, February 1, 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. **12 Lawrence Street.** A request by Tyler Melnick, for review of a Certificate of Appropriateness to construct a new single family residence of approximately 2,235 SF on the property identified as 12 Lawrence Street in the Old Town Historic District and zoned as Neighborhood General-HD (COFA-1-16-9476).

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT

**NEXT MEETING DATE: Monday, February 8, 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, January 26, 2016, at 6:00 P.M.

Has been CANCELED  
due to lack of agenda items

The next meeting is scheduled for  
Tuesday, February 23, 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, February 2, 2016

10:00 a.m.

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- I. CALL TO ORDER
- II. ROLL CALL
- III. ADOPTION OF AGENDA
- IV. ADOPTION OF MINUTES – November 3, 2015
- V. PUBLIC COMMENTS
- VI. OLD BUSINESS
- VII. NEW BUSINESS
  - 1. FY 2017 Work Plan and Budget Review
- VIII. PUBLIC COMMENTS
- IX. DISCUSSION
- X. ADJOURNMENT

**NEXT MEETING DATE – Tuesday, March 1, 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, January 21, 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 – November 19, 2015
- V. PUBLIC COMMENTS
- VI. OLD BUSINESS
  - 1. Update of the proposed Bluffton Parkway Circle Improvements encroachment permit
  - 2. Update of proposed May River Road Tree Replacements
- VII. NEW BUSINESS
  - 1. Review of a draft letter to the Mayor and Town Council requesting support of the Adopt-a-Planter concept
- VIII. DISCUSSION
  - 1. Continued discussion of the Adopt-a-Planter program
- IX. ADJOURNMENT

**NEXT MEETING DATE: Thursday, February 18, 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  
BUCK ISLAND-SIMMONSVILLE NEIGHBORHOOD PLAN COMMITTEE  
MEETING AGENDA**

Bluffton Town Hall – Large Meeting Room  
Monday, January 25, 2016  
6:00 p.m.

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- I. CALL TO ORDER
- II. ROLL CALL
- III. 2016 MEETING DATES
  - 1. Adoption of 2016 Meeting Dates
- IV. NEIGHBORHOOD ASSISTANCE UPDATE
  - 1. Annual Report - 2015
- V. INFRASTRUCTURE UPDATE
  - 1. Buck Island–Simmons ville Neighborhood (BIS) Project Reports
    - a. BIS Phase 3
    - b. BIS Phase 4
    - c. Toy Fields
    - d. Future Phases
- VI. PUBLIC SAFETY UPDATE
- VII. DISCUSSION
- VIII. ADJOURNMENT

**NEXT MEETING DATE – Monday, April 18, 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.*



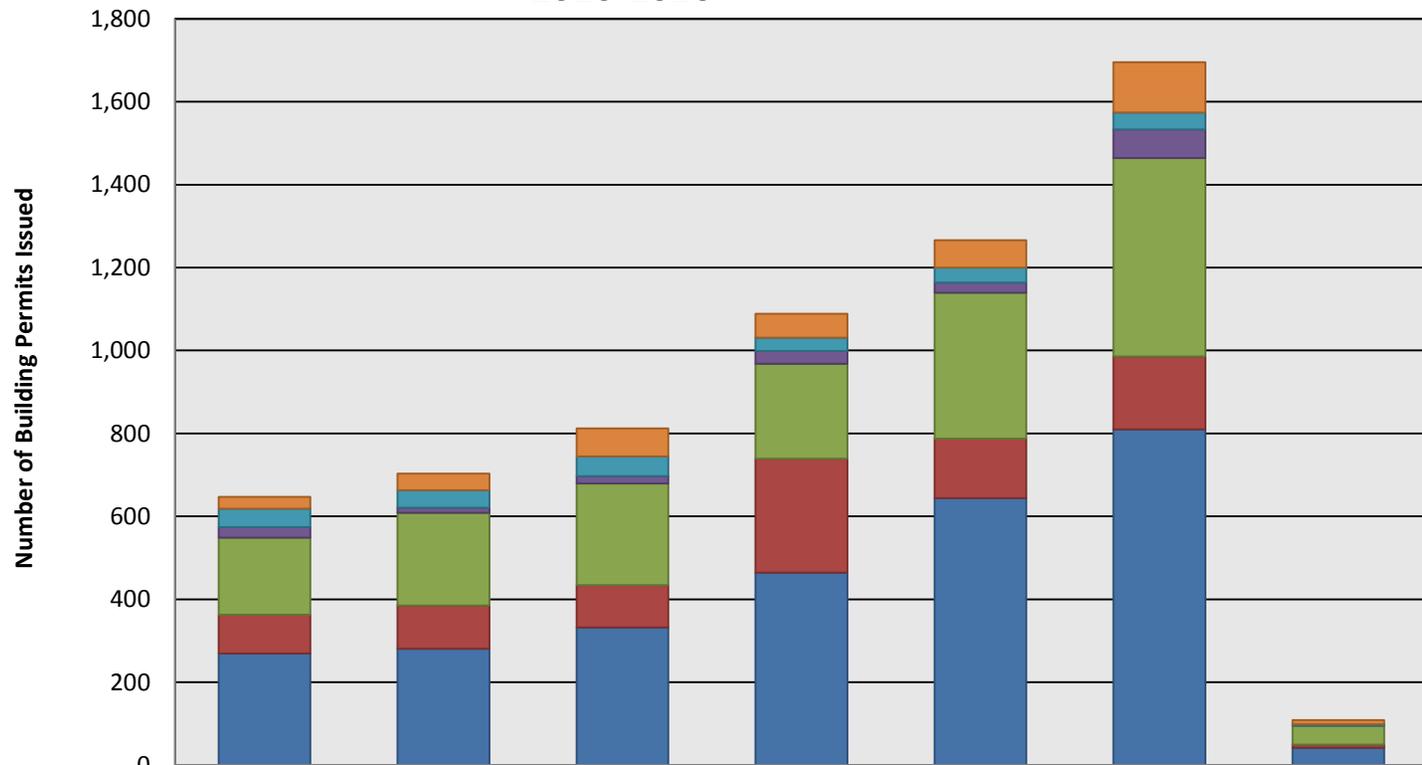
BEAUFORT COUNTY  
TRANSPORTATION COMMITTEE (BCTC)  
Wednesday, January 20, 2016  
3:00 p.m.  
Executive Conference Room, Administration Building  
Beaufort County Government Robert Smalls Complex  
100 Ribaut Road, Beaufort

In accordance with South Carolina Code of Laws, 1976, as amended, Section 30-4-80(d), all local media was duly notified of the time, date, place and agenda of this meeting.

1. CALL TO ORDER – 3:00 p.m.
2. INTRODUCTIONS & WELCOME TO ALL MEMBERS/STAFF- Robert McFee, PE  
Beaufort County Division Director for Construction Engineering & Facilities
3. SCDOT PROGRAM OVERSIGHT-Tina Feaster, SCDOT C Program Manager  
(backup)
4. BCTC HISTORY & EXISTING PROTOCOLS/METHODOLOGIES-Robert McFee  
(backup)
5. FINANCIAL STATEMENT FOR CURRENT PROJECTS WITH C FUND BALANCE  
AT DECEMBER 31, 2015-Robert McFee (backup)
6. ELECTION OF CHAIRMAN & VICE CHAIRMAN
7. NEW BUSINESS  
A. ROADWAY SWEEPING SERVICES FOR SC 170/US 278 CORRIDOR-Robert  
McFee (backup)
8. SET MEETING SCHEDULE FOR 2016  
Dates: March 16, May 18, July 20, September 21, November 16  
Location: Beaufort County Executive Conference Room  
Start Time: 4:00PM
9. PUBLIC COMMENT
10. ADJOURNMENT



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

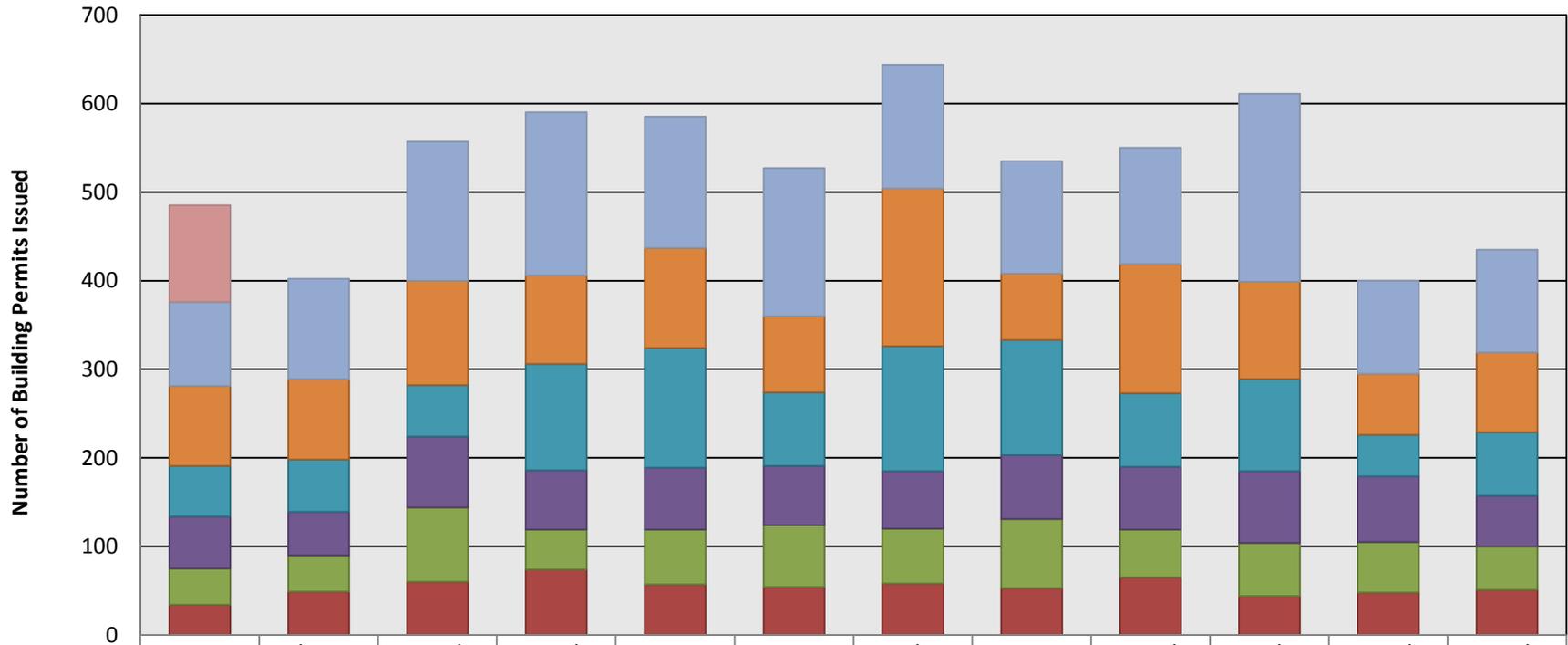


	2010	2011	2012	2013	2014	2015	2016 To Date
Other Commercial	28	40	67	58	66	121	10
Commercial Addition	45	42	48	32	36	41	4
New Commercial Construction/ Tenant Upfit	25	12	18	31	25	69	0
Other Residential	186	224	245	229	351	478	45
Residential Addition	94	104	102	275	144	176	8
New Single Family/Multi-Family Residential	269	281	332	464	644	810	42

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 109 which is a 22% decrease of building permits issued on a monthly basis from 2015.

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



	January	February	March	April	May	June	July	August	September	October	November	December
2016	109											
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

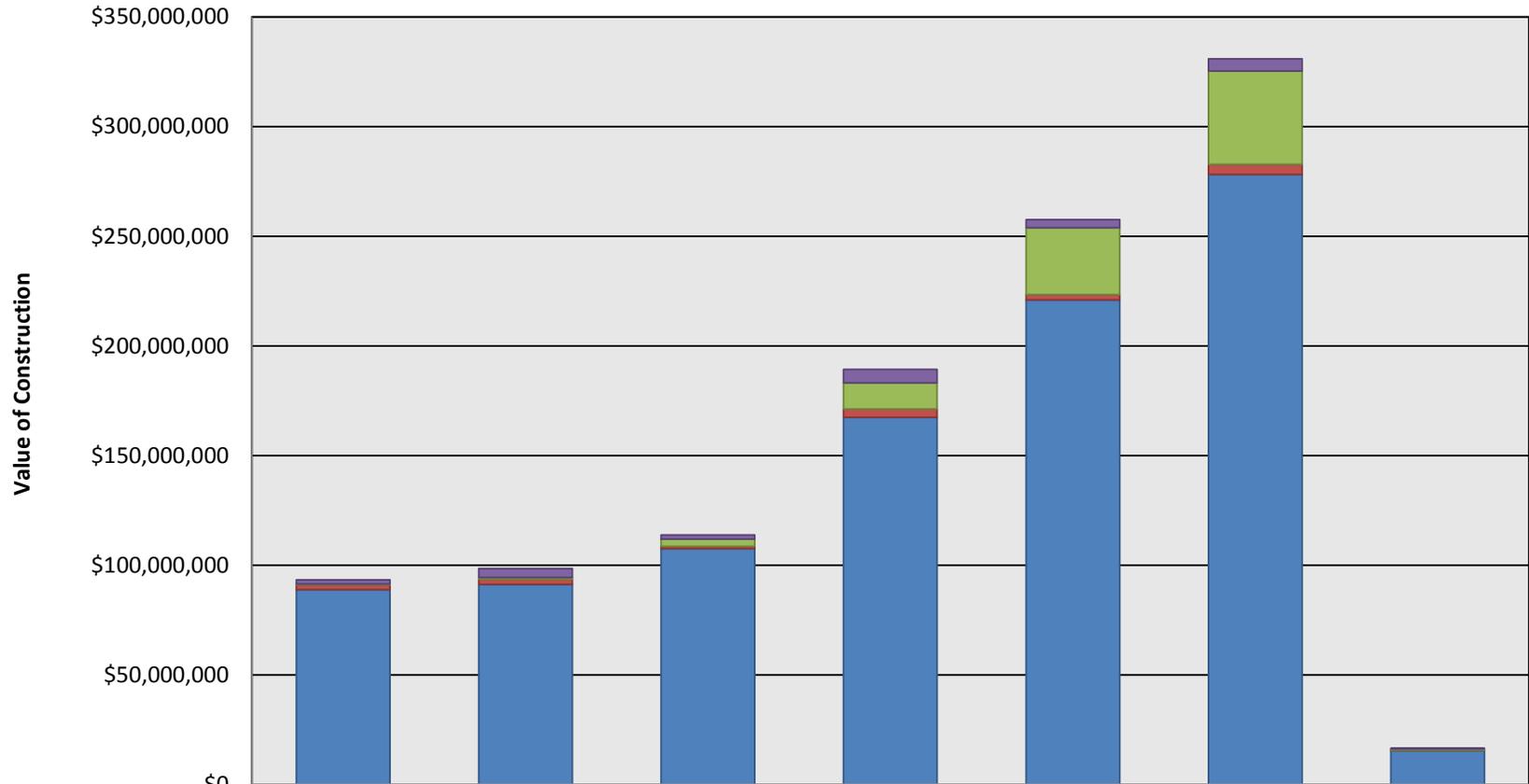
Notes: 1. "Other" Building Permits include permits for demolition, electrical, plumbing, gas, irrigation, HVAC replacement, pool/spa, roof repair, tent, construction trailer, fire sprinkler system, fire alarm system, and manufactured home replacement.

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

**Month**

*Updated February 1, 2016*

## Town of Bluffton Value of Construction 2010-2016



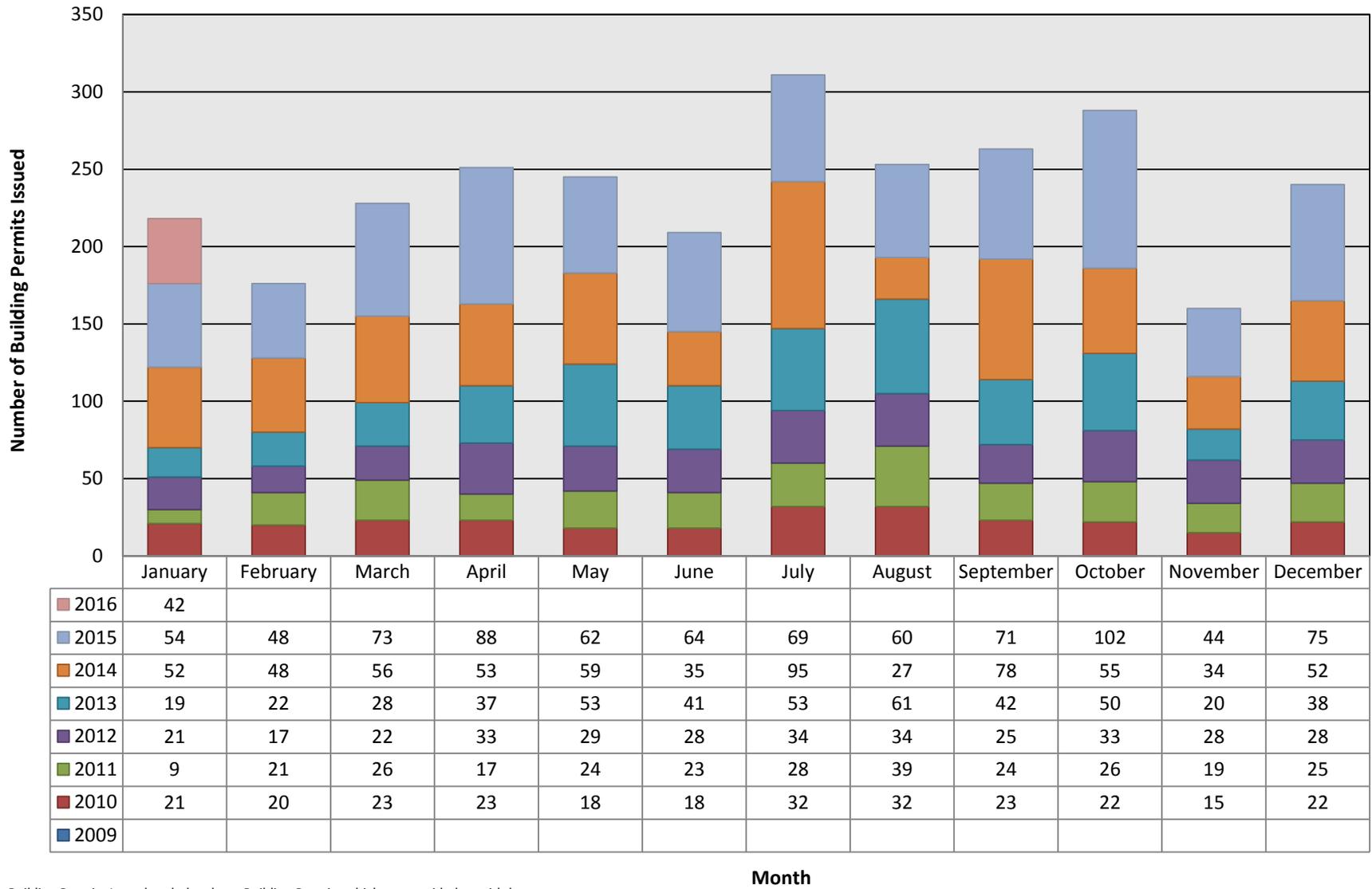
	2010	2011	2012	2013	2014	2015	2016 To Date
Commercial Additions	\$1,900,201	\$4,043,767	\$1,829,112	\$6,108,604	\$3,581,161	\$5,640,708	\$134,440
New Commercial/ Tenant Upfits	\$456,337	\$852,545	\$3,265,626	\$12,026,404	\$30,496,645	\$42,515,253	\$688,670
Residential Additions/ Renovations	\$2,129,051	\$2,279,051	\$1,115,065	\$3,729,782	\$2,519,255	\$4,652,929	\$215,057
New Single Family/ Multi-Family	\$88,820,755	\$91,316,936	\$107,490,514	\$167,435,317	\$220,887,215	\$278,078,709	\$15,480,263

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 February 1, 2016

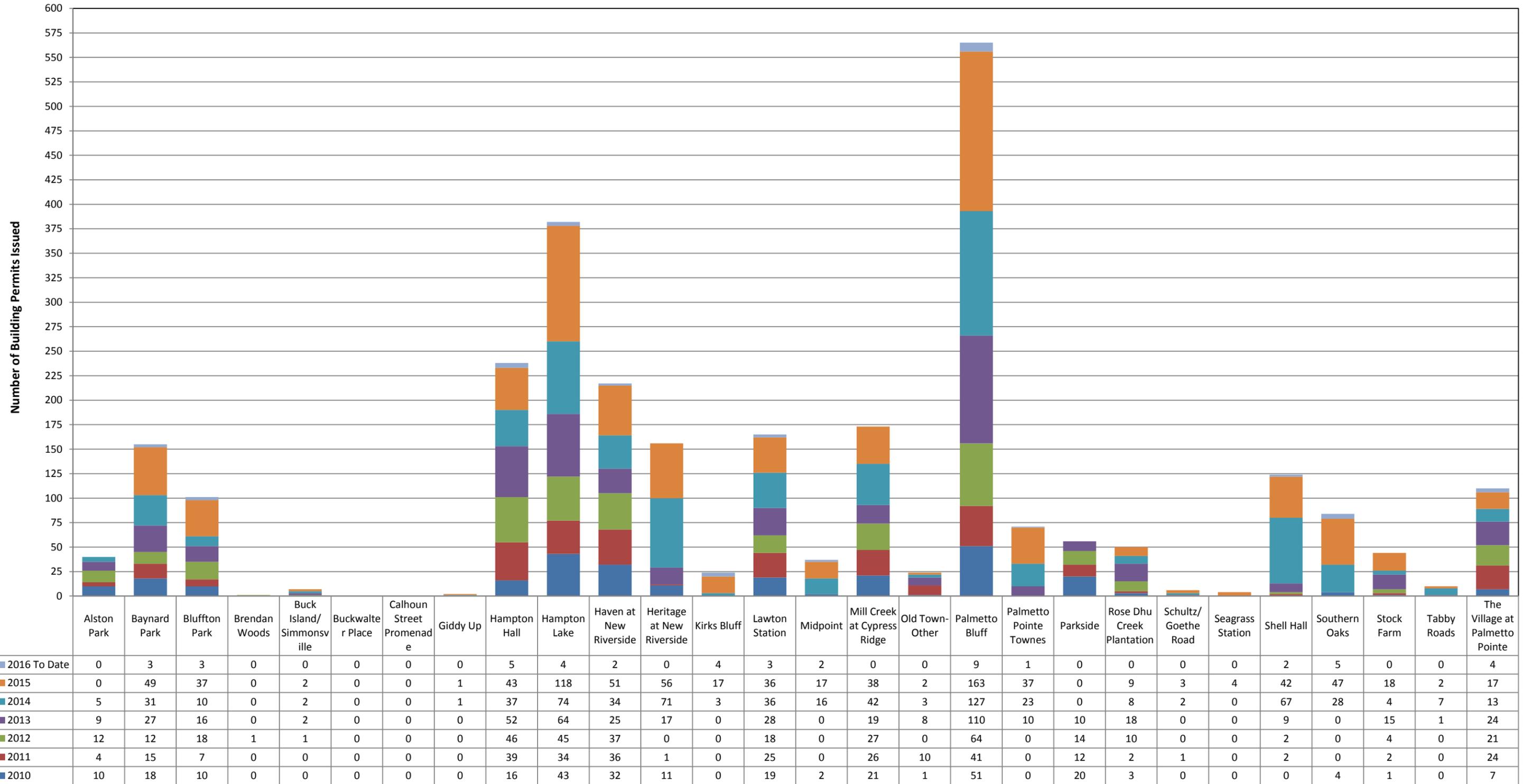
### Town of Bluffton New Single Family/ Multi-Family Residential Building Permits Issued Per Month 2010-2016



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

Updated February 1, 2016

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

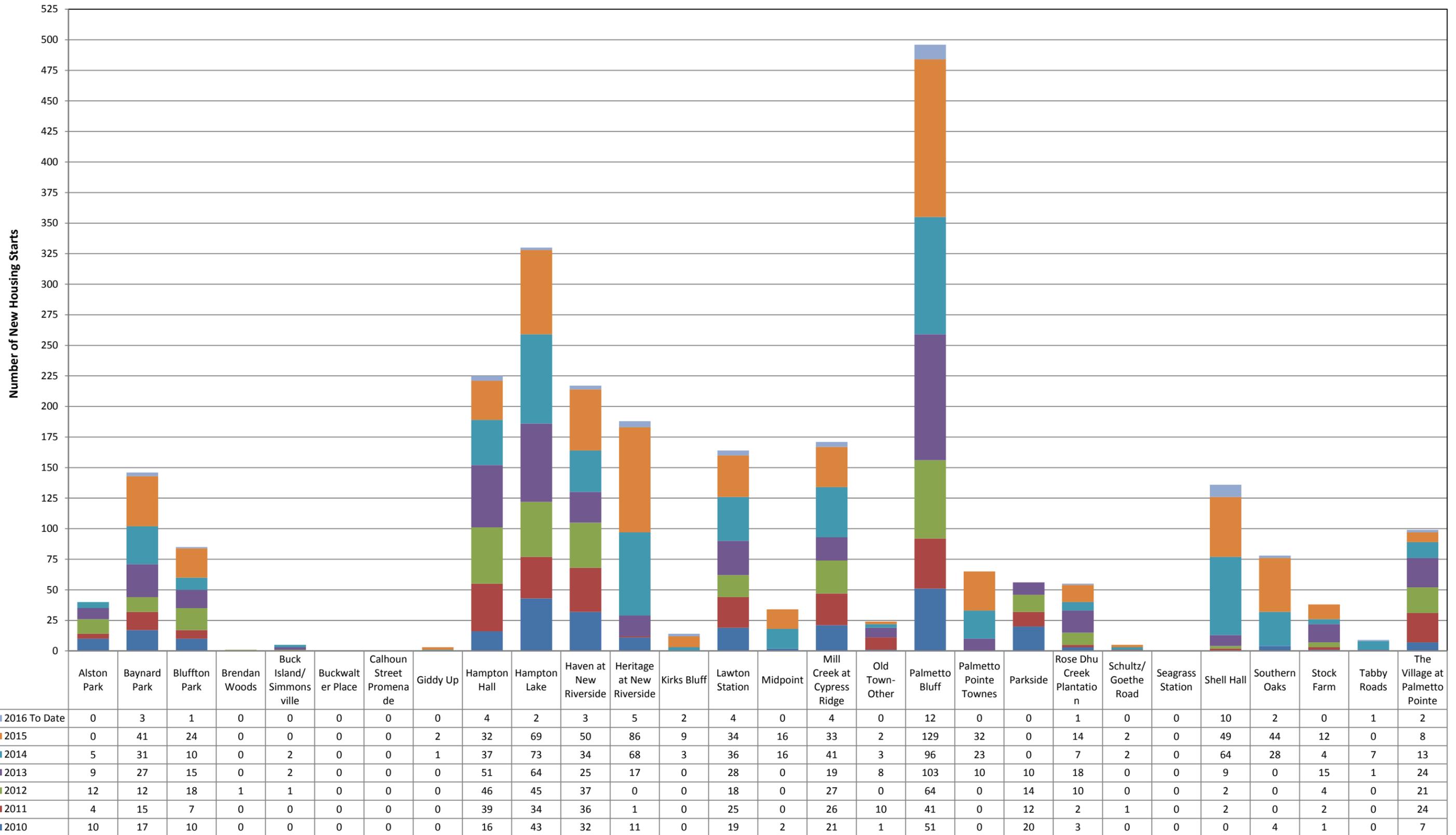


Note: The Building Permits Issued excludes those Building Permits which were voided or withdrawn

**Neighborhood**

Updated February 1, 2016

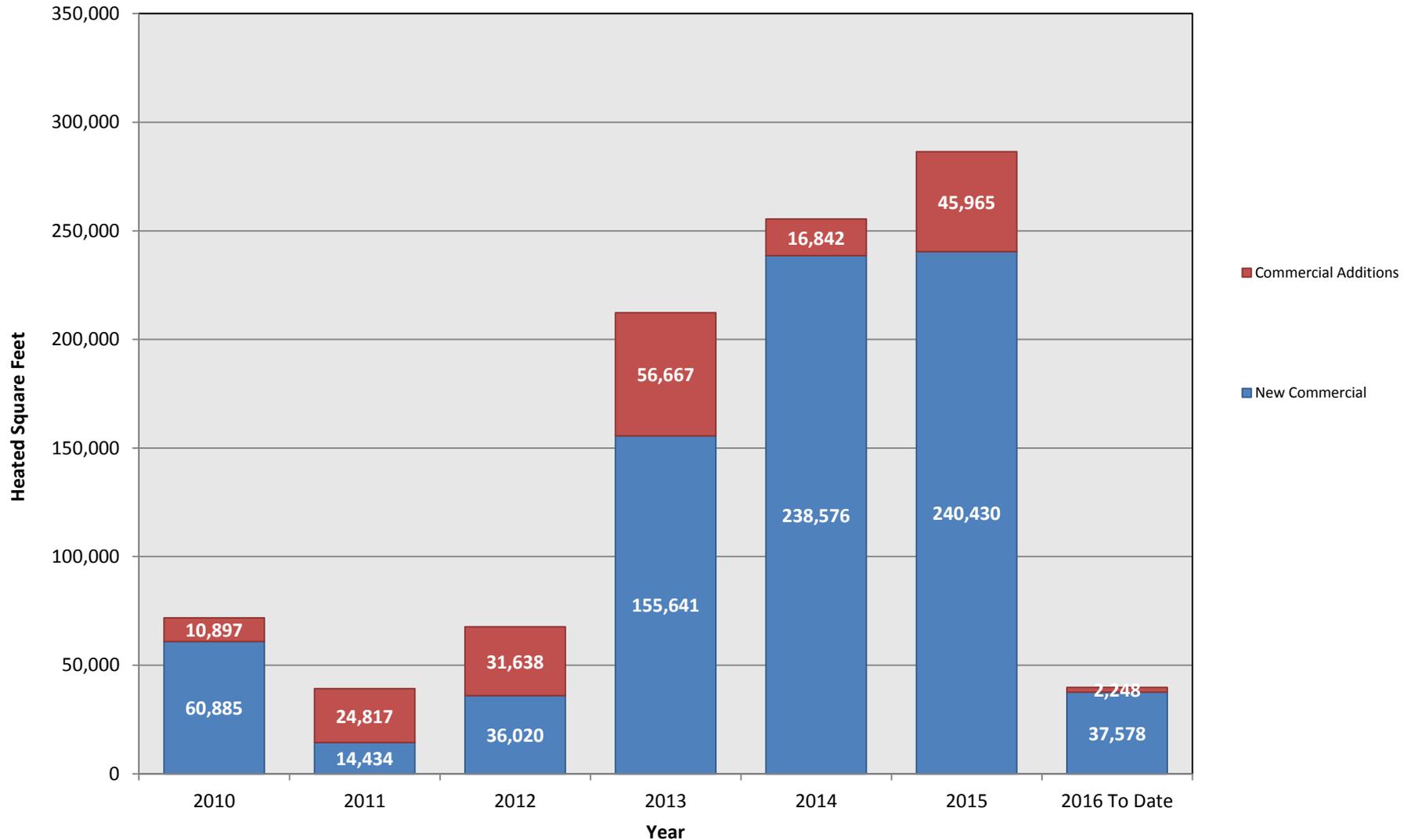
## Town of Bluffton New Single Family/ Multi-Family Certificates of Occupancy Issued by Neighborhood 2010 - 2016



Neighborhood

Updated February 1, 2016

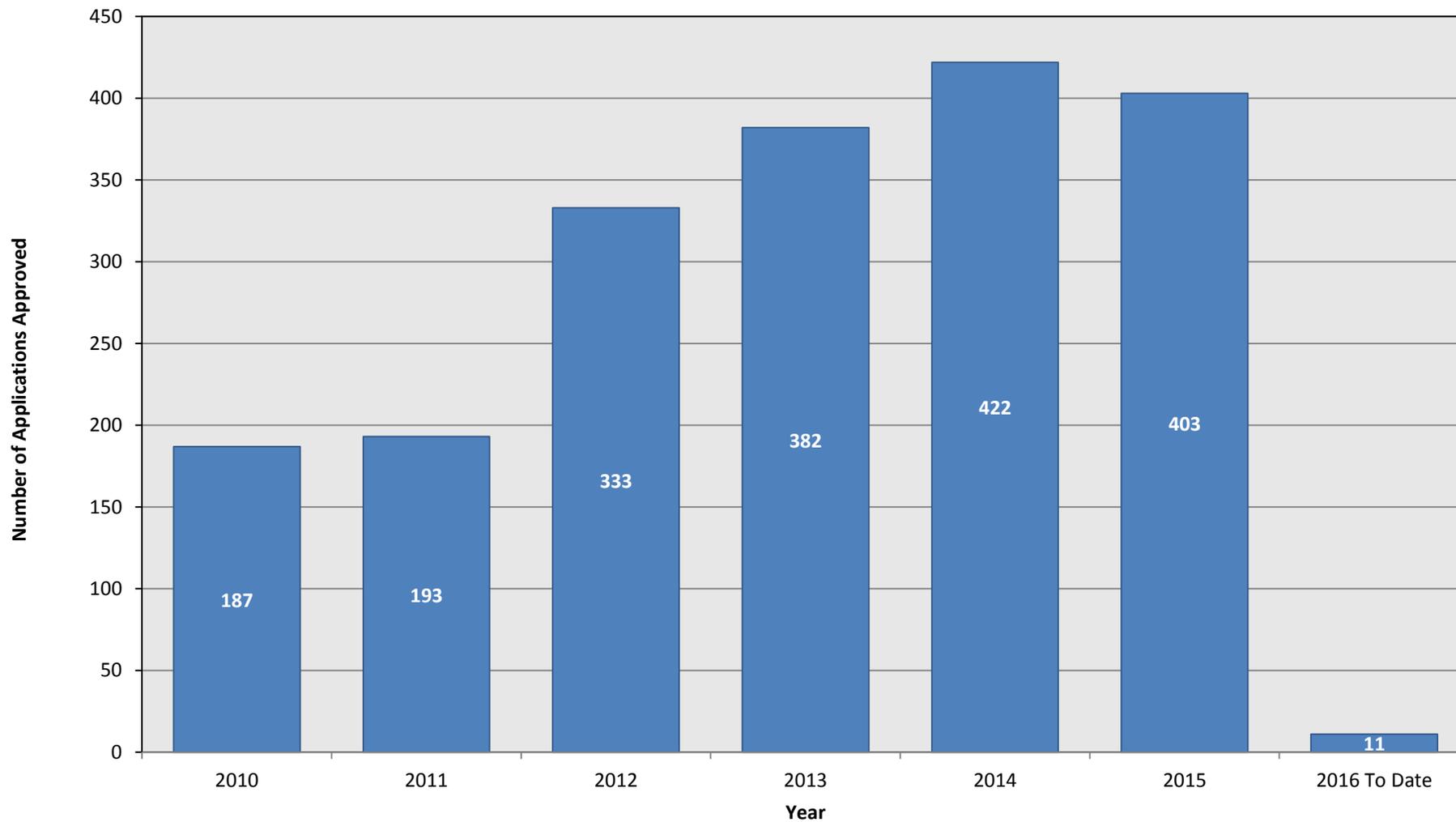
## Town of Bluffton New Commercial Construction and Additions Heated Square Footage 2010 - 2016



Note: The monthly average of additional commercial square footage in 2016 (year to date) is 39,826 which is a 66% increase of additional commercial square footage from 2015.

Updated February 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

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

### Certificate of Appropriateness

COFA-11-15-009403	11/02/2015	4 TABBY SHELL RD	Certificate of Appropriateness	Active	Erin Schumacher
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**Applicant:** Elaine Gallagher Adams      **Owner:** Elaine Gallagher Adams

**PLAN DESCRIPTION:** The Applicant is requesting a Certificate of Appropriateness for the new construction of a 1.5 story wood frame with garage option in the Tabby Roads subdivision of Old Town .  
 STATUS: The application was reviewed at the November 9th HPRC meeting and the December 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:** TABBY ROADS PHASE 1

COFA-12-15-009442	12/16/2015	5 TABBY SHELL RD	Certificate of Appropriateness	Active	Erin Schumacher
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**Applicant:** Wiley Parsons      **Owner:** Wiley Parsons

**PLAN DESCRIPTION:** The applicant is requesting approval of a Certificate of Appropriateness for the construction of a new single family residential home with attached garage .  
 STATUS: The application was reviewed at the January 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 February 3rd meeting.

**PROJECT NAME:** TABBY ROADS PHASE 1

COFA-10-15-009385	10/19/2015	5753 GUILFORD PL	Certificate of Appropriateness	Active	Katie Peterson
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**Applicant:** Pearce Scott Architects, Inc.      **Owner:** Eugene Marks

**PLAN DESCRIPTION:** The Applicant is requesting approval of a Certificate of Appropriateness for a two story single family residential .  
 STATUS: The application was reviewed at the October 26th 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 February 3rd meeting.

**PROJECT NAME:** STOCK FARM

COFA-12-15-009432	12/08/2015	47 STOCK FARM RD	Certificate of Appropriateness	Active	Erin Schumacher
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**Applicant:** Robert Policy      **Owner:** Florolina LLC

**PLAN DESCRIPTION:** The Applicant is requesting a Certificate of Appropriateness for the construction of a new single family residence and carriage house .  
 STATUS: The application was reviewed at the December 21st 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 February 3rd meeting.

**PROJECT NAME:** STOCK FARM



# 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-04-15-009182	04/20/2015	95 GREEN ST	Certificate of Appropriateness	Active	Erin Schumacher
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**Applicant:** Storm Solutions of the Low Country, LLC      **Owner:** Glenda Mikulak

**PLAN DESCRIPTION:** The applicant is requesting a Certificate of Appropriateness for new construction at 95 Green Street.  
**STATUS:** The project was reviewed at the May 11th 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:**

COFA-10-15-009382	10/19/2015	5733 GUILFORD PL	Certificate of Appropriateness	Active	Katie Peterson
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**Applicant:** Pearce Scott Architects, Inc.      **Owner:** Eugene Marks

**PLAN DESCRIPTION:** The Applicant is requesting a Certificate of Appropriateness for a two story residential.  
**STATUS:** The application was reviewed at the October 26th 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 February 3rd meeting.

**PROJECT NAME:** STOCK FARM

COFA-12-15-009423	12/07/2015	20 TABBY SHELL RD	Certificate of Appropriateness	Active	Katie Peterson
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**Applicant:** Michael T Watson      **Owner:** Michael T Watson

**PLAN DESCRIPTION:** The applicant is requesting a Certificate of Appropriateness for the construction of a two car garage with an apartment above.  
**STATUS:** The application was reviewed at the December 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 February 3rd 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

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

### Certificate of Appropriateness

COFA-11-15-009413	11/19/2015	28 TABBY SHELL RD	Certificate of Appropriateness	Active	Erin Schumacher
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**Applicant:** Thomas L. Hiatt, Architect, PC      **Owner:** Kristen and Matthew Scott

**PLAN DESCRIPTION:** The applicant is requesting a Certificate of Appropriateness for the construction of a new three bedroom , two and a half bathroom, 1740 sq. ft. with a 2 car garage and 279sq. ft. bonus room above.  
**STATUS:** The application was reviewed at the November 30th HPRC meeting and the January 6th HPC meeting and approved with conditions. Staff is awaiting updated materials. Once submitted, they will be reviewed to ensure that they meet the conditions of the approval and the Certificate of Appropriateness granted .

**PROJECT NAME:** TABBY ROADS PHASE 1

COFA-07-15-009282	07/14/2015	3 HEAD OF THE TIDE	Certificate of Appropriateness	Active	Erin Schumacher
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**Applicant:** Christine & Don Galbraith      **Owner:** DGMI Associates

**PLAN DESCRIPTION:** The Applicant is requesting a Certificate of Appropriateness - HD to install a 228 square feet screened enclosure on the back of the existing home.  
**STATUS:** The application was reviewed at the July 20th HPRC meeting and comments were provided to the Applicant. Staff is awaiting the submission of a final application for full HPC review.

**PROJECT NAME:** STOCK FARM

COFA-11-15-009421	11/30/2015	36 PROMENADE ST	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 the New Construction of a restaurant with 5 residential units above. Approx. 1,725 SF restaurant approx. 1730 second floor(2 units), 1630 third floor(3 units)  
**STATUS:** The application was reviewed at the December 7th HPRC meeting and the January 6th 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

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

### Certificate of Appropriateness

COFA-12-14-8648	12/04/2014	210 BLUFFTON RD	Certificate of Appropriateness	Active	Erin Schumacher
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**Applicant:** Court Atkins Architects Inc      **Owner:** McClure Guarisuco LLC

**PLAN DESCRIPTION:** The Applicant is requesting a Certificate of Appropriateness for the construction of a new two story retail and office building .  
 STATUS: The Applicant is requesting a Certificate of Appropriateness - HD to construct a new two story retail office, 1,624 heated square footage on the first floor and the second floor will be general office, 1,624 heated square footage. The project was reviewed at the December 15, 2014 HPRC meeting and approved with conditions by the HPC at the February 4, 2015 meeting. The Applicant has requested an amendment to change the shutter materials to composite . This is being reviewed at the February 3, 2016 HPC meeting as it does not meet the material requirements of the UDO.

**PROJECT NAME:** CALHOUN STREET PROMENADE

COFA-12-14-8727	12/18/2014	18 STOCK FARM RD	Certificate of Appropriateness	Active	Erin Schumacher
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**Applicant:** Boshaw, Ronald J. (Boshaw Residential)      **Owner:** Laurie Montano & Jack Novotny

**PLAN DESCRIPTION:** The applicant is requesting approval to construct a single family residence of approximately 2442 SF and a Carriage House of approximately 963 SF with a breezeway connecting the two on the currently undeveloped lot.

STATUS: The project was reviewed at the December 29th HPRC meeting and the full HPC at the March 4th meeting and approved with conditions. Updated materials were submitted and reviewed to ensure that they met the conditions of the approval and the Certificate of Appropriateness was granted . An amendment was submitted on 10/29/2015 and was approved.

**PROJECT NAME:** STOCK FARM

COFA-10-15-009384	10/19/2015	5747 GUILFORD PL	Certificate of Appropriateness	Active	Katie Peterson
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**Applicant:** Pearce Scott Architects, Inc.      **Owner:** Eugene Marks

**PLAN DESCRIPTION:** The Applicant is requesting a Certificate of Appropriateness for a two story single family residential .  
 STATUS: The application was reviewed at the October 26th 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 February 3rd meeting.

**PROJECT NAME:** STOCK FARM



# 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-06-15-009255	06/10/2015	181 BLUFFTON RD	Certificate of Appropriateness	Active	Erin Schumacher
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**Applicant:** Cash Back Corporation      **Owner:** David Heller

**PLAN DESCRIPTION:** The Applicant is requesting a Certificate of Appropriateness - HD to place a roof over an existing porch.  
 STATUS: The application was reviewed at the June 22nd HPRC meeting and comments were provided to the Applicant. Staff is awaiting the submission of a final application for full HPC review.

**PROJECT NAME:** MAGNOLIA VILLAGE BUSINESS PARK PHASE 2

COFA-09-15-009339	09/17/2015	127 BRIDGE ST	Certificate of Appropriateness	Active	Erin Schumacher
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**Applicant:** Summerour & Assoc Architects      **Owner:** Curt Seymour

**PLAN DESCRIPTION:** The Applicant is requesting a Certificate of Appropriateness to renovate and add on to the existing main house and detached garage. The addition to the main house will consist of 5,440 square feet and the detached garage will consist of 1,695 square feet. New landscaping, in ground pool, and basketball court.  
 STATUS: The application was reviewed at the September 28th 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-06-15-009258	06/11/2015	5802 YAUPON RD	Certificate of Appropriateness	Active	Erin Schumacher
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**Applicant:** Coastal Lowcountry Homes, LLC      **Owner:** Coastal Lowcountry Home LLC

**PLAN DESCRIPTION:** The Applicant is requesting a Certificate of Appropriateness - HD to construct a single family home with detached garage.  
 STATUS: The application was reviewed at the June 22nd HPRC meeting and the January 6th 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:** STOCK FARM





# 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-01-16-009476	01/20/2016	12 LAWRENCE ST	Certificate of Appropriateness	Active	Erin Schumacher
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**Applicant:** Tyler Melnick **Owner:** Tyler Melnick

**PLAN DESCRIPTION:** The applicant is requesting a Certificate of Appropriateness for a new 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 February 1st meeting.

**PROJECT NAME:** OLD TOWN

COFA-10-14-8411	10/08/2014	7 BLUE CRAB ST	Certificate of Appropriateness	Active	Erin Schumacher
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**Applicant:** R. Stewart Design, LLC **Owner:** John & Susan Treadaway

**PLAN DESCRIPTION:** The Applicant is requesting approval for a Certificate of Appropriateness -HD to construct a new single family home.  
Status: The application was reviewed at the October 20th HPRC meeting and the December 3rd HPC meeting and approved with conditions. Staff is awaiting updated materials. Once submitted, they will be reviewed to ensure that they meet the conditions of the approval and the Certificate of Appropriateness granted . The Applicant has asked to put the project on hold.

**PROJECT NAME:** TABBY ROADS EAST

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

**PLAN DESCRIPTION:** The applicant is requesting approval of new construction mixed use building. The first floor will be commercial for the sale of golf carts, second and third floors will be a single family residential unit.  
STATUS: The application was reviewed at the March 16th HPRC meeting and the November 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

**Total Certificate of Appropriateness Cases: 28**

### Certificate of Appropriateness Amendment



# Growth Management Application Update Report

Town offi Bluffion

Department offi Growth Management

Office offi Planning and Community Development

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

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

### Certificate of Appropriateness Amendment

#### Historic District

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.

**PROJECT NAME:** OLD TOWN

**Total Certificate of Appropriateness Amendment Cases: 1**

### Development Plan

#### Development Plan

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 is requesting the approval of a Development Plan for a multi-family development. The proposed site will include 300 residential units. Status: Staff is awaiting updated information and revised plans in response to comments provided at the 12/22/2015 DRC meeting for a Final DP submission.

**PROJECT NAME:** HAMPTON LAKE RESORT TRACT C





# 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-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:** Awaiting resubmittal responding to comments provided at the 8/25/2015 DRC hearing

**PROJECT NAME:** Bojangles-Buckwalter Pkwy

DP-08-15-009325	08/26/2015	345 BUCK ISLAND RD	Development Plan	Active	Kendra Lelie
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**Applicant:** Carolina Engineering Consultants, Inc.      **Owner:** Gray Holdings LLC

**PLAN DESCRIPTION:** The applicant proposes an amendment to expand the building by 625 square feet to allow a truck loading dock along the left hand side building elevation along with minor paving modifications to allow the trucks adequate room to access the new loading dock area. It also includes shifting the drive aisle that parallels Buck Island Road by 10 feet to provide greater separation from the existing trees that are being preserved.  
**STATUS:** Awaiting resubmission of plan from comments provided at the 1/26 DRC meeting.  
 The proposed project consists of a new 22,500 SF Grayco building supply showroom/ warehouse and lumber yard located on 7.4 acres on Buck Island Road. This approval is based on Site Development Plans for Grayco, prepared by Carolina Engineering Consultants Inc., last revised September 23, 2015. Approved with conditions 9/24/2015

**PROJECT NAME:** GRAYCO

### Preliminary Development Plan

DP-10-15-009380	10/15/2015		Development Plan	Active	Pat Rooney
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**Applicant:** Thomas and Hutton      **Owner:** HL DEVELOPMENT

**PLAN DESCRIPTION:** The applicant is requesting a preliminary development plan approval for Hampton Lake- Phase 5 located west of Lake Bluff Drive. The project consists of 93 residential lots and associated infrastructure.  
**STATUS:** Project placed on hold by the Applicant.

**PROJECT NAME:** HAMPTON LAKE PHASE 5



# 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-12-15-009426	12/08/2015	0 LOST OAKS DR	Development Plan	Active	Kendra Lelie
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**Applicant:** JLL, Inc. **Owner:** WTS Bluffton

**PLAN DESCRIPTION:** 12-8-2015 | The Applicant is requesting Approval of a Development Plan for two automobile dealerships to be located within the Buckwalter Business Park Master Plan . Status: Staff is awaiting updated information and revised plans in response to comments provided at the 12/22/2015 DRC meeting for Final DP submission.

**PROJECT NAME:** BUCKWALTER BUSINESS PARK

DP-08-15-009302	08/04/2015	80 LAUREL OAK BAY RD	Development Plan	Active	Pat Rooney
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**Applicant:** THOMAS & HUTTON ENGINEERING CO. **Owner:** May River Forest, LLC

**PLAN DESCRIPTION:** The applicant is requesting a Development Plan for the construction of a RV / Boat parking area and waste transfer station with associated infrastructure. The project site is located South of Laurel Oak Bay Road within the Uplands Tract with Palmetto Bluff PUD .

STATUS: Awaiting resubmittal responding to the comments provided at the 8/25/2015 DRC hearing.

**PROJECT NAME:** PALMETTO BLUFF PHASE 2

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. 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



# Growth Management Application Update Report

ATTACHMENT 12

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-12-15-009454	12/31/2015		Development Plan	Active	Karen Jarrett
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**Applicant:** Thomas and Hutton

**Owner:** B2K LLC

**PLAN DESCRIPTION:** The applicant is requesting approval of a Preliminary Development Plan for Hampton Lake Phase 4. The project consists of forty-nine (49) residential lots, Hampton Lake Expansion and associated infrastructure.  
Status: 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.

**PROJECT NAME:** HAMPTON LAKE PHASE 4

### Public Project

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

**Owner:** Town of Bluffton

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

STATUS: Awaiting resubmittal responding to staff comments provided on 1/30/2015 and redesign based on the revised Master Plan for the Park.

**PROJECT NAME:** OLD TOWN

**Total Development Plan Cases: 12**

### Development Plan Amendment

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

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

### Development Plan Amendment

DPA-08-15-009303	08/04/2015	5765 GUILFORD PL	Development Plan Amendment	Active	Pat Rooney
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**Applicant:** Pearce Scott Architects, Inc.      **Owner:** Eugene Marks

**PLAN DESCRIPTION:** The applicant is requesting a Development Plan Amendment to include changes in use and setbacks for Lots 1A through 6A located south of Guilford Place. The proposed use will eliminate commercial uses in favor of single-family detached residential development. In addition, modifications are proposed to some setbacks and creating additional curb cuts as necessary to accommodate garage access for these lots.  
 STATUS: Awaiting resubmittal responding to comments provided at the 8/25/2015 DRC hearing

**PROJECT NAME:** STOCK FARM

### Non PUD

DPA-2-15-8988	02/09/2015		Development Plan Amendment	Active	Kendra Lelie
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**Applicant:** Apex Land & Development Co., LLC      **Owner:** Calhoun Street Development, LLC

**PLAN DESCRIPTION:** The Applicant has submitted a Development Plan Amendment Application for Calhoun Street Promenade which depicts revised existing and proposed conditions including building locations, plantings, buffering, parking sidewalks, refuse disposal and screening.

Status: Application was deemed incomplete on 2/20/2015. Awaiting resubmission of complete plan and application. Applicant resubmitted revised plans on 4/15/2015. Under review currently. Staff comments are due on 4/30/2015. DRC meeting is scheduled for 5/5/2015. Applicant was not in attendance at the 5/5 or 5/12 DRC meeting. The application was heard at the June 9, 2015 DRC meeting. Staff is awaiting minor plan revisions.

**PROJECT NAME:** CALHOUN STREET PROMENADE

**Total Development Plan Amendment Cases: 2**

### Master Plan Amendment

#### Major



# 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

### Master Plan Amendment

MPA-10-15-009391	10/26/2015	71 SIMMONSVILLE RD	Master Plan Amendment	Active	Pat Rooney
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**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 March 8th (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: 1**

### Subdivision Plan

#### General

SUB-01-16-009481	01/22/2016	0	Subdivision Plan	Active	Theresa Thorsen
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**Applicant:** Del Webb Communities Inc **Owner:** Del Webb Communities Inc

**PLAN DESCRIPTION:** The applicant is requesting approval for a subdivision plan for Haven at New Riverside Block 4B to construct 39 new single family homes along with infrastructure. Block 4B is located at the intersection of Weeping Willow Drive and Gatewood Lane. Status: Application is under review for the 2/9 DRC meeting.

**PROJECT NAME:** HAVEN AT NEW RIVERSIDE BLOCK 4B





# Growth Management Application Update Report

ATTACHMENT 12

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

### Subdivision Plan

SUB-8-14-8069	08/06/2014		Subdivision Plan	Active	Pat Rooney
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**Applicant:** Thomas & Hutton

**Owner:** May River Forest, LLC

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

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

**PROJECT NAME:** PALMETTO BLUFF BLOCK J1

SUB-01-16-009470	01/19/2016	24 WHISPERING PINE ST	Subdivision Plan	Active	Theresa Thorsen
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**Applicant:** Silvio Marclay

**Owner:** Silvio Marclay

**PLAN DESCRIPTION:** The applicant requests approval for a minor subdivision application to reconfigure lots 26C and 26B to create a third lot. Applicant would like to build 3 cottage houses or similar to Bluffton Park.  
Status: Application is under review for the 2/9 DRC meeting.

**PROJECT NAME:** BUCK ISLAND/SIMMONSVILLE

### Historic District

SUB-06-15-009263	06/18/2015	1256 MAY RIVER RD	Subdivision Plan	Active	Pat Rooney
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**Applicant:** STEVE KISER

**Owner:** STEVE KISER

**PLAN DESCRIPTION:** The applicant is requesting a subdivision of two lots into 4 lots.  
STATUS: Awaiting resubmittal of final plat responding to the comments provided at the 8/28/2015.

**PROJECT NAME:** OLD TOWN

**Total Subdivision Plan Cases: 7**

### Zoning Action



# 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

### Zoning Action

#### UDO Text Amendment

ZONE-12-15-009444	12/16/2015	7 LAWTON ST	Zoning Action	Active	Kendra Lelie
<b>Applicant:</b> Mameem and Maudie, LLC		<b>Owner:</b> Chris Johnson			
<b>PLAN DESCRIPTION:</b> The Applicant is requesting a UDO Text Amendment approval to allow cafe to be a conditional use in all districts where a restaurant is a conditional use . Status: Application is under review for a 2/24/2016 Planning Commission meeting.					
<b>PROJECT NAME:</b> OLD TOWN					

#### Zoning Map Amendment

ZONE-9-13-6488	09/23/2013		Zoning Action	Active	Shawn Leininger
<b>Applicant:</b> James Bradshaw		<b>Owner:</b> Land Asset Holdings, LLC			
<b>PLAN DESCRIPTION:</b> The Applicant requests approval of a Zoning Map Amendment application to rezone the parcel from PUD (multi-family residential at 16 dwelling units / acre) to General Mixed Use to allow self storage.					
Status: Staff met with the applicant and continues to discuss options for this property . The applicant has asked his attorney to update their application. Town Staff anticipates receiving an updated application in Summer 2015.					
<b>PROJECT NAME:</b> BUCK ISLAND/SIMMONSVILLE					

**Total Zoning Action Cases: 2**

**Total Active Cases: 53**

**Total Plan Cases: 53**