



# GROWTH MANAGEMENT UPDATE

January 13, 2016

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

- a. **Planning Commission:** December 16, 2015 meeting agenda attached. Next meeting scheduled for January 27, 2016.
- b. **Historic Preservation Commission:** January 6, 2016 meeting agenda attached. Next meeting scheduled for February 3, 2016.
- c. **Board of Zoning Appeals:** December 15, 2015 meeting cancellation notice attached. Next meeting scheduled for January 19, 2016.
- d. **Development Review Committee:** December 8, December 15, and December 22, 2015, and January 5, 2016, meeting agendas; and December 29, cancellation notices attached. Next meeting scheduled for January 12, 2016.
- e. **Historic Preservation Review Committee:** December 7, December 14, December 21, 2015, and January 4, 2016, meeting agendas; and December 28, 2015, cancellation notice attached. Next meeting scheduled for January 11, 2016.
- f. **Construction Board of Adjustment and Appeals:** December 22, 2015 meeting cancellation notice attached. Next meeting scheduled for December 22, 2015.
- g. **Affordable Housing Committee:** December 1, 2015, meeting cancellation notice and January 5, 2016, meeting agenda attached. Next meeting scheduled for February 2, 2016.
- h. **Beautification Committee:** December 17, 2015 meeting cancellation notice attached. Next meeting scheduled for January 21, 2016.
- i. **Buck Island Simmonsville Neighborhood Plan Committee:** December 21, 2015, rescheduled meeting notice attached. Next meeting scheduled for January 25, 2016.
- j. **Lowcountry Area Transportation Study Metropolitan Planning Organization Technical Committee:** Next meeting date has not been scheduled.
- k. **Lowcountry Area Transportation Study Metropolitan Planning Organization Policy Committee:** Next meeting scheduled for January 8, 2016.
- l. **Beaufort County Transportation Committee:** Next meeting scheduled for January 20, 2016.

## 2. Community Development / Affordable Housing Committee Work Program.

- a. **Bluffton Home Series Program.** Town Staff is currently working with applicants interested in the program. To date 13 potential applicants have discussed the program with Town Staff. Currently two applicants are speaking with lending institutions regarding financing.
- b. **Home Repair Program - Minor.** As of July 1, 2015, the program has been funded by Town Council for FY16 and Town Staff is continuing to process applications for assistance. Currently there are 7 applications being completed by contractors and 4 in the review and approval process. 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 three homes have been completed and one is in progress. The remaining funds will support at least one additional project. The program is still open through October 2015 to assist residents earning 80% or less of the Beaufort County Area Median Income with repairs to the inside and outside of their homes that result in a home that is compliance with current Building Code requirements. The maximum benefit is \$25,000 per home (manufactured homes are not eligible). Applications are available on the Town's website, [www.townofbluffton.sc.gov](http://www.townofbluffton.sc.gov) and at Town of Bluffton Town Hall located at the Theodore D. Washington Municipal Building at 20 Bridge Street.
- d. **Affordable Housing 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 for landscape and irrigation improvements to the Bluffton Road/Parkway Traffic Circle to be implemented this winter as part of the adopted FY16 budget. The project will consist of installing a permanent water source, irrigation system, approximately 16 ornamental trees, 54 shrubs, 200 groundcover plantings and seasonal perennials within the circle. Work is contingent on obtaining an SCDOT encroachment permit that was submitted in November.
- b. The Committee continued discussion about a proposed "Adopt a Planter" program at their last meeting. Committee members Eric Walsonvich and Hugh Williamson volunteered to produce an outline for a brochure to be used

to promote the program with local businesses and residents. At the next meeting, a draft letter requesting Town Council support will be presented for review and approval.

#### 4. Transportation Program.

- a. **US 278 Safety Audit.** The safety audit has been released for comments to the individuals involved in the audit. A final report is anticipated after the first of the year.
- 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.
- d. **Buck Island Road/Hwy 46 Intersection.** The traffic signal is fully operational. There remains continued discussion of the eastbound stop bar on May River Road and its possible relocation to accommodate driveways in the vicinity of the intersection.
- e. **Metropolitan Planning Organization (MPO).** The Long Range Transportation Plan, prioritization of projects and financial plan have been completed in draft form and provided to the Technical Committee. The Technical Committee have reviewed the document and revisions have been made. The plan will be presented to the Policy Committee for adoption at their January meeting.
- f. **Transportation Model.** A kick off meeting was held on December 15. The update is being discussed. Additional information is being compiled for staff to review prior to final decisions on what model input may be used.
- g. **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. 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.
- h. **Beaufort County Transportation Committee (BCTC).** The BCTC met in mid-September. There were several residents with questions about roads they want to see paved. The residents were updated on the roads in question and advised to work with their committee member to assure all facts are included in the rating sheets. There was also a considerable amount of discussion regarding the changes to the BCTC. It is no longer an appointment by the legislative delegation, but by the Beaufort County Council. The Beaufort County Council has not completed all of their policy changes which are anticipated by January of 2016. The first meeting of this newly authorized group is scheduled for January 20 at 3:00 pm.

- i. **May River Road Streetscape (Final Phase).** The preliminary plan was reviewed by SCDOT. Comments were received. The consultant is incorporating these comments into a final plan which will be reviewed by SCDOT for approval
- j. **Bluffton Parkway Overlay.** Bluffton Parkway from Simonsville 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 breakover 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:

- a. **AICP Comprehensive Planning Exam.** The American Institute of Certified Planners is the American Planning Association's professional institute and the recognized leader in certifying professional planners and promoting ethical planning, professional development, planning education, and standards of practice. On November 16, 2015, Erin Schumacher passed the test making her eligible for membership in the American Institute of Certified Planners.
- b. **Commercial Building Inspector Training.** Rob Currall completed training for Commercial Building Inspector conducted by England Enterprises, LLC through their online E-Wise Program on November 2 – November 5, 2015.
- c. **Certified Building Official Training.** Sandy Oliver completed training for the technical module of the Certified Building Official series conducted by England Enterprises, LLC through their online E-Wise Program on November 16 – November 19, 2015.
- d. **International Residential Inspectors Exam.** Don Orson successfully passed the International Residential Inspectors exam on November 10, 2015 in Savannah, GA.

#### ATTACHMENTS:

1. Planning Commission meeting agenda for December 16, 2015;
2. Historic Preservation Commission meeting agenda for January 6, 2016;
3. Board of Zoning Appeals cancellation notice for December 15, 2015;
4. Development Review Committee meeting agendas for December 8, December 15, and December 22, 2015, and January 5, 2016, and cancellation notice for December 29, 2015;
5. Historic Preservation Review Committee meeting agendas for December 7, December 14, December 21, 2015, and January 4, 2016; and cancellation notice for December 28, 2015,
6. Construction Board of Adjustment and Appeals meeting cancellation notice for December 22, 2015;
7. Affordable Housing Committee meeting agenda for January 6, 2016; and cancellation notice for December 1, 2015;

8. Beautification Committee meeting agenda for December 17, 2015;
9. Buck Island Simonsville Neighborhood Plan Committee rescheduled meeting notice for December 21, 2015;
10. Lowcountry Area Transportation Study Metropolitan Planning Organization Policy Committee meeting agenda for January 8, 2016;
11. Building Permits and Planning Applications:
  - a. Building Permits Issued 2010-2015 (to date);
  - b. Building Permits Issued Per Month 2010-2015 (to date); and
  - c. Value of Construction 2010-2015 (to date);
  - d. New Single Family/Multi-Family Residential Building Permits Issued Per Month 2010-2015 (to date).
  - e. New Single Family/Multi-Family Residential Building Permits Issued by Neighborhood 2010-2015 (to date);
  - f. New Single Family/Multi-Family Certificates of Occupancy Issued by Neighborhood 2010-2015 (to date);
  - g. New Commercial Construction/Additions Heated Square Footage 2010-2015(to date);
  - h. Planning and Community Development Applications Approved 2010-2015 (to date)
12. Planning Active Application Report.



**TOWN OF BLUFFTON  
PLANNING COMMISSION MEETING AGENDA**

Theodore D. Washington Municipal Building  
Large Meeting Room  
Wednesday, December 16, 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 1, 2015**

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

**VIII. OLD BUSINESS**

**IX. NEW BUSINESS**

**1. FOR ACTION**

- A. Rose Hill Comprehensive Plan Amendment.** A request by Land Asset Holdings, LLC for recommendation of approval to Town Council of an amendment to the Comprehensive Plan to change the Future Land Use Map designation from Medium Density Residential to Medium Intensity Commercial. The property is identified by tax map number R610-031-000-0250-0000. (COMP-11-15-9404)

**B. Rose Hill Master Plan Amendment.** A request by Land Asset Holdings, LLC for recommendation of approval to Town Council of an amendment to the Rose Hill PUD Master Plan to change the permitted uses, associated densities and buffers applicable to the Property from a multi-family residential use at 16 units per acre to a Business use permitting uses including: Outdoor Storage for Vehicles, Recreational Vehicles and Boats; General Office; Medical Offices and Health Services; Car Wash; Research and Laboratory; and Artisan Workshop. The property is identified by tax map number R610-031-000-0250-0000. (MPA-10-15-9391)

**C. Adoption of the 2016 Planning Commission Meeting Dates**

**X. DISCUSSION**

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

**XI. ADJOURNMENT**

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

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



## TOWN OF BLUFFTON HISTORIC PRESERVATION COMMISSION

Theodore D. Washington Municipal Building  
Large Meeting Room  
Wednesday, January 6, 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 - December 2, 2015](#)

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

VIII. OLD BUSINESS

IX. NEW BUSINESS

1. FOR ACTION

- A. [Certificate of Appropriateness. A request by Mike Vaccaro, of Ludtke & Vacarro Architects, LLC., on behalf of Bill Herbkersman for approval of a Certificate of Appropriateness to allow the construction of a new mixed use structure of approximately 5,080 SF, located on the property identified as 36 Promenade Street \(Lot 1D\) in the Calhoun Street Promenade Development and zoned as Neighborhood Core-HD \(COFA-11-15-9421\).](#)
- B. [Certificate of Appropriateness. A request by Thomas L. Hiatt, Architect, on behalf of Kristen and Matthew Scott for review of a Certificate of Appropriateness to construct a new single family residential structure of approximately 1,740 SF, with a 763 SF carriage house, located on the property identified as 28 Tabby Shell Road \(Lot 15\), in the Tabby Roads Development and zoned as Neighborhood General-HD \(COFA-11-15-9413\).](#)

- C. [Certificate of Appropriateness. A request by Scott Middleton of Southern Coastal Homes for review of a Certificate of Appropriateness for the construction of a new single family residence of approximately 2,545 SF and Carriage House of approximately 465 SF on the property is identified as 5802 Yaupon Road \(Lot 20B\) in the Stock Farm Development and zoned as Neighborhood General-HD \(COFA-6-15-9258\).](#)

X. DISCUSSION

1. [Redevelopment Opportunities for 71 Calhoun St. Pearce Scott Architects to present potential redevelopment opportunities for 71 Calhoun Street for feedback from the HPC. The lot currently has 4 structures on it, one of which is contributing to the local Bluffton Historic District \(former Eggs N Tricities building\). Redevelopment proposals include rehabilitation, partial and full demolition.](#)

XI. ADJOURNMENT

**NEXT MEETING DATE – Wednesday, February 3, 2016**

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



# **PUBLIC NOTICE**

The Board of Zoning Appeals  
(BZA)  
Meeting scheduled for

Tuesday, December 15, 2015, at 6:00 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 DEVELOPMENT REVIEW COMMITTEE MEETING AGENDA

Theodore D. Washington Municipal Building  
Large Meeting Room

Tuesday, December 8, 2015, 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 Moreland Block L- 1A – Subdivision:** A request by John Paul Moore on behalf of May River Forest, LCC for the approval of a Subdivision. The proposed subdivision is for 15 single family residential lots. The project is located within Phase 2 of Palmetto Bluff. The property is identified by tax map numbers R614 052 000 0120 0000, R614 052 000 0121 0000, R614 052 000 0122 0000, and R614 052 000 0160 0000 and is located within the Palmetto Bluff PUD. (SUB-11-15-9412)

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT

**NEXT MEETING DATE: Tuesday, December 15, 2015**

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



## TOWN OF BLUFFTON DEVELOPMENT REVIEW COMMITTEE MEETING AGENDA

Theodore D. Washington Municipal Building  
Large Meeting Room  
Tuesday, December 15, 2015, 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 – Preliminary Development Plan:** A request by Thomas & Hutton on behalf of May River Forest, LCC for the approval of a Preliminary Development Plan. The proposed development is for 7 large residential lots and associated infrastructure. The project is located south of the intersection of Old Palmetto Bluff Road and Myrtle Ford Road. The property is identified by tax map number R614 045 000 0026 0000 and is located within the Palmetto Bluff PUD. (DP-11-15-9419)

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT

**NEXT MEETING DATE: Tuesday, December 22, 2015**

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



## TOWN OF BLUFFTON DEVELOPMENT REVIEW COMMITTEE MEETING AGENDA

Theodore D. Washington Municipal Building  
Large Meeting Room  
Tuesday, December 22, 2015, 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. **Buckwalter Business Park – Master Plan Amendment (Minor):** A request by JJJ, Inc. on behalf of WTS Bluffton, LCC for the approval of a Master Plan Amendment. The proposed amendment is to slightly adjust the road layout and lot configuration. The project is located on U.S. Highway 278, east of SC Highway 170. The property is situated within the Buckwalter PUD and is identified by tax map numbers R610 022 000 0574 0000, R610 022 000 0575 0000, R610 022 000 0576 0000, R610 022 000 1069 0000, & R610 022 000 1070 0000. (DP-01-04-012)
  2. **Buckwalter Business Park – Preliminary Development Plan:** A request by JJJ, Inc. on behalf of WTS Bluffton, LCC for the approval of a Preliminary Development Plan for a Vaden Nissan & Infiniti Dealership. The proposed development plan is for two automobile dealerships and associated infrastructure and site improvements. The project is located on U.S. Highway 278, east of SC Highway 170. The property is situated within the Buckwalter PUD and is identified by tax map numbers R610 022 000 0574 0000, R610 022 000 0575 0000, & R610 022 000 0576 0000. (DP-12-15-9426)
  3. **Grand Oak Hampton Lake - Preliminary Development Plan:** A request by Thomas & Hutton on behalf of Grand Oak Hampton Lake, LLC for the approval of a Preliminary Development Plan for a multi-family dwelling unit community and associated infrastructure. The project is located within the Hampton Lake Resort Tract C in the Buckwalter PUD. The property is identified by tax map numbers R614 029 000 0486 0000 & R614 029 000 0484 0000. (DP-12-15-9433)
  4. **Shell Hall Phase III – Final Development Plan:** A request by Carolina Engineering Consultants, Inc. on behalf of K. Hovnanian Homes at Shell Hall, LLC for the approval of a Final Development Plan for 69 single family residential lots located on a 37 acre tract for the final phase of a three phase development within the Buckwalter PUD, Shell Hall Master Plan. The property is identified by tax map number R610-030-000-0436-000 and located on the east side of the Buckwalter Parkway. (DP-10-15-9375)

5. **Palmetto Bluff Sports Campus – Subdivision Plan Amendment:** A request by Thomas and Hutton on behalf of Crescent Communities for the approval of a Subdivision Plan Amendment. The amendment consists of converting the remaining property along Mason Street to common area. The project is located at the intersection of Old Palmetto Bluff Road and Mount Pelia Road within the Palmetto Bluff PUD. The property is identified by tax map number R614 045 000 0559 0000. (SUB-3-14-7257)

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT

**NEXT MEETING DATE: Tuesday, December 29, 2015**

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



## TOWN OF BLUFFTON DEVELOPMENT REVIEW COMMITTEE MEETING AGENDA

Theodore D. Washington Municipal Building  
Large Meeting Room

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

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I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

1. **Lawton Station – Subdivision:** A request by Atlas Surveying on behalf of Village Park Homes for the approval of a subdivision. The project proposes the subdivision of approximately 2.541 acres into 2 lots. The property is located on SC Highway 170, north of SC Highway 46, within the Buckwalter PUD and is identified by tax map number R614 028 000 1134 0000. (SUB-12-15-9441)

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT

**NEXT MEETING DATE: Tuesday, January 12, 2016**

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



# **PUBLIC NOTICE**

The Development Review  
Committee (DRC)  
Meeting scheduled for

Tuesday, December 29, 2015, at 1:00 P.M.

Has been CANCELED  
due to lack of agenda items

The next meeting is scheduled for  
Tuesday, January 5, 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, December 7, 2015, 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. Lot 1D – Calhoun Street Promenade.** A request by Mike Vaccaro, of Ludtke & Vacarro Architects, LLC., on behalf of Bill Herbkersman for review of a Certificate of Appropriateness to construct a new mixed use structure of approximately 5,080 SF, located on the property identified as Lot 1D in the Calhoun Street Promenade Development and zoned as Neighborhood Core-HD (COFA-11-15-9421).

**VI. PUBLIC COMMENTS**

**VII. DISCUSSION**

**VIII. ADJOURNMENT**

**NEXT MEETING DATE: Monday, December 14, 2015**

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



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

Theodore D. Washington Municipal Building  
Large Meeting Room  
Monday, December 14, 2015, 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. **20 Tabby Shell Road – Watson Carriage House.** A request by Michael Watson, for review of a Certificate of Appropriateness to construct a new carriage house of approximately 1200SF, 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).

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT

**NEXT MEETING DATE: Monday, December 21, 2015**

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



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

Theodore D. Washington Municipal Building  
Large Meeting Room  
Monday, December 21, 2015, 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. **47 Stock Farm Road – Lot 10A.** A request by Robert Policy, for review of a Certificate of Appropriateness to construct a new single family residence of approximately 2,870 SF and a carriage house of approximately 1,015 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).

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT

**NEXT MEETING DATE: Monday, December 28, 2015**

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



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

Theodore D. Washington Municipal Building

Large Meeting Room

Monday, January 4, 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. **5 Tabby Shell Road – Lot 33.** A request by Wiley Parsons & John Leonard, for review of a Certificate of Appropriateness to construct a new single family residence of approximately 2,224 SF and a carriage house of approximately 395 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).

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT

**NEXT MEETING DATE: Monday, January 11, 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, December 28, 2015, at 4:00 P.M.

has been CANCELED

The next meeting is scheduled for  
Monday, January 4, 2016

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



# **PUBLIC NOTICE**

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

Tuesday, December 22, 2015, at 6:00 P.M.

Has been CANCELED  
due to lack of agenda items

The next meeting is scheduled for  
Tuesday, January 26, 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, January 5, 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. Neighborhood Assistance Program (NAP) Annual Report - 2015
- VIII. PUBLIC COMMENTS
- IX. DISCUSSION
- X. 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 Town of Bluffton.*



# **PUBLIC NOTICE**

The Affordable Housing  
Committee (AHC)  
meeting scheduled for

Tuesday, December 1, 2015, at  
10:00 A.M.

Has been CANCELED  
due to lack of agenda items

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

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



# **PUBLIC NOTICE**

The Beautification Committee  
Meeting scheduled for

Thursday, December 17, 2015, at 10:00 A.M.

Has been **CANCELED**

The next meeting is scheduled for  
Thursday, January 21, 2016

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



# **PUBLIC NOTICE**

## **BUCK ISLAND-SIMMONSVILLE NEIGHBORHOOD PLAN Committee Meeting**

scheduled for

Monday, December 21, 2015, at 6:00 P.M.

has been **RESCHEDULED**

The next meeting will be held on  
Monday, January 25, 2016, at 6:00 P.M.

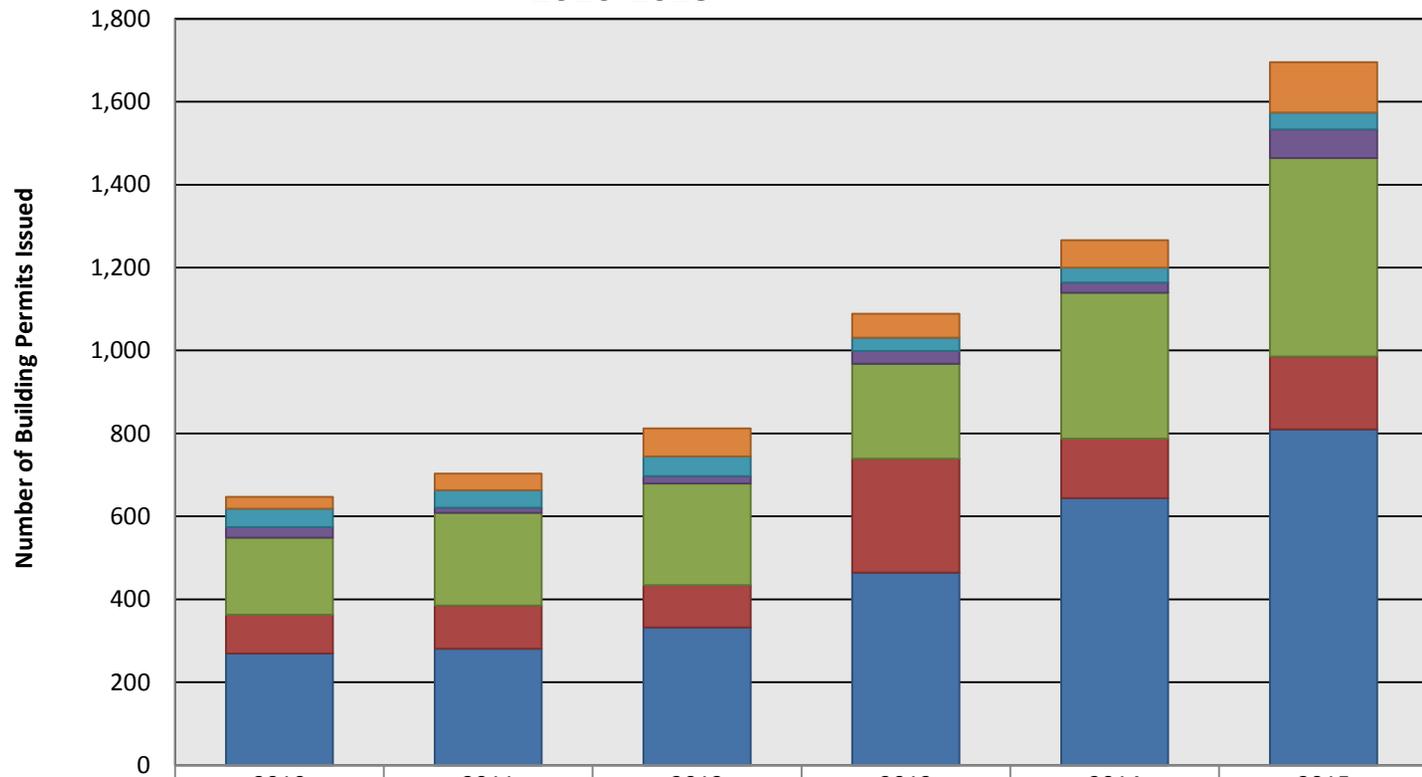
If you have questions, please contact  
Growth Management at: 843-706-4522

Lowcountry Area Transportation Study (LATS)  
Policy Committee Meeting  
Friday, January 8, 2016  
10:00 a.m.  
TCL New River Campus, Room 139

AGENDA

1. Call to Order.
  - a. Pledge of Allegiance
  - b. Invocation
  - c. Welcome New Members
  - d. Introduction of Members, Guests and Staff
  - e. Designees
  - f. Action on October 2, 2015 Meeting Minutes (Draft minutes attached.)
  
2. Old Business.
  - a. Long Range Transportation Plan (LRTP) Update—Kimley-Horn and Technical Committee  
ACTION: approve
  - b. Transportation Improvement Program (TIP) Update—Kimley-Horn and Technical Committee  
ACTION: approve
  - c. SCDOT Project Update—Joy Riley  
(SCDOT staff will review progress on the US 17 highway widening (including bicycle and pedestrian facilities) and bridge replacement project in Jasper County near Savannah and other projects underway in the MPO area.  
ACTION: information
  - d. LRTA/Palmetto Breeze Update—Mary Lou Franzoni  
ACTION: information
  - e. LATS Policy Committee membership composition  
ACTION: confirm *ex officio* members
  - f. Next Meeting  
ACTION: schedule definitely for Friday, April 1, 2016 or wait to determine if any specific actions/decisions will need to be taken by Committee
  
3. New Business.
  
4. Other Business.
  
5. ADJOURN

### Town of Bluffton Building Permits Issued 2010-2015

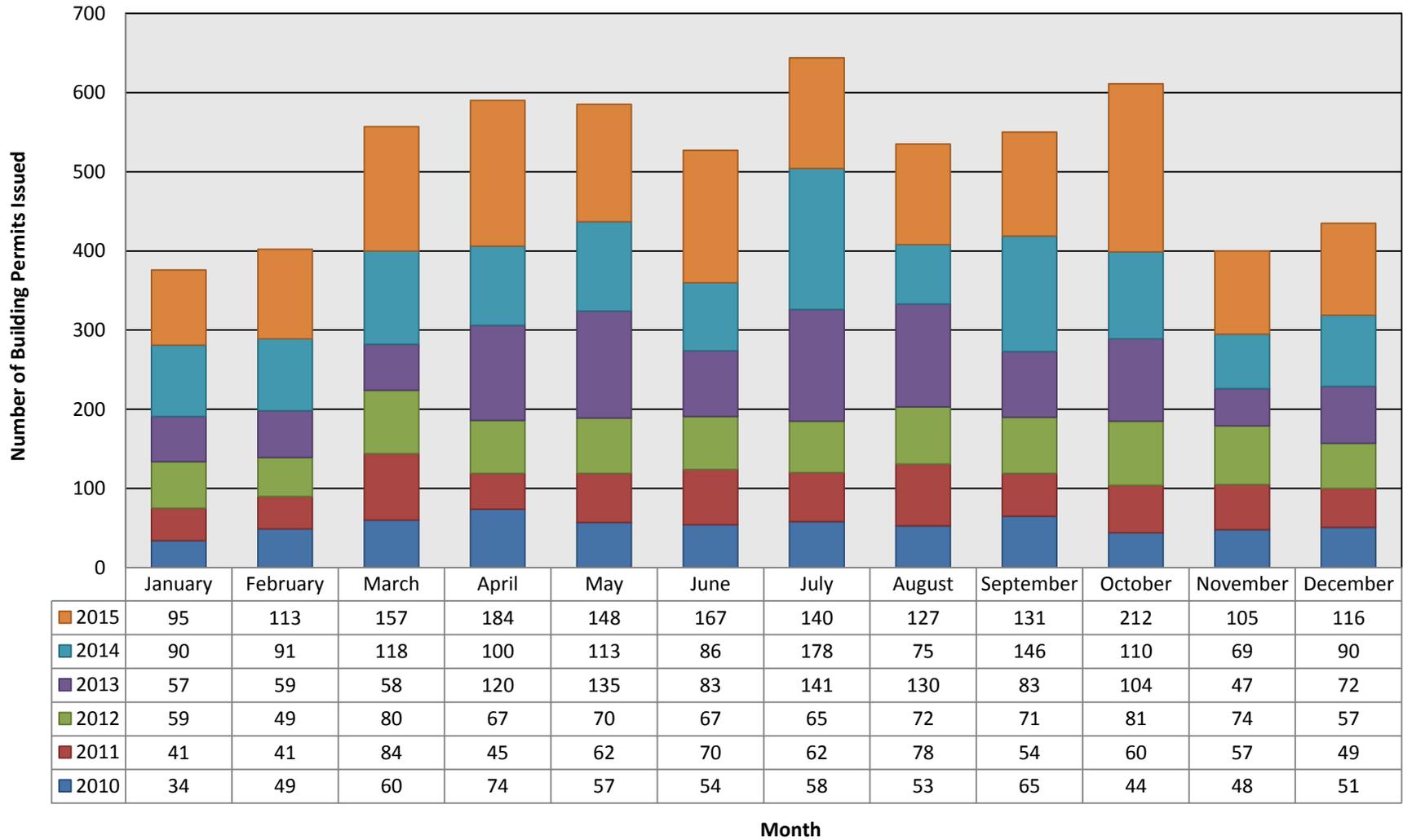


	2010	2011	2012	2013	2014	2015
Other Commercial	28	40	67	58	66	121
Commercial Addition	45	42	48	32	36	41
New Commercial Construction/ Tenant Upfit	25	12	18	31	25	69
Other Residential	186	224	245	229	351	478
Residential Addition	94	104	102	275	144	176
New Single Family/Multi-Family Residential	269	281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

Year

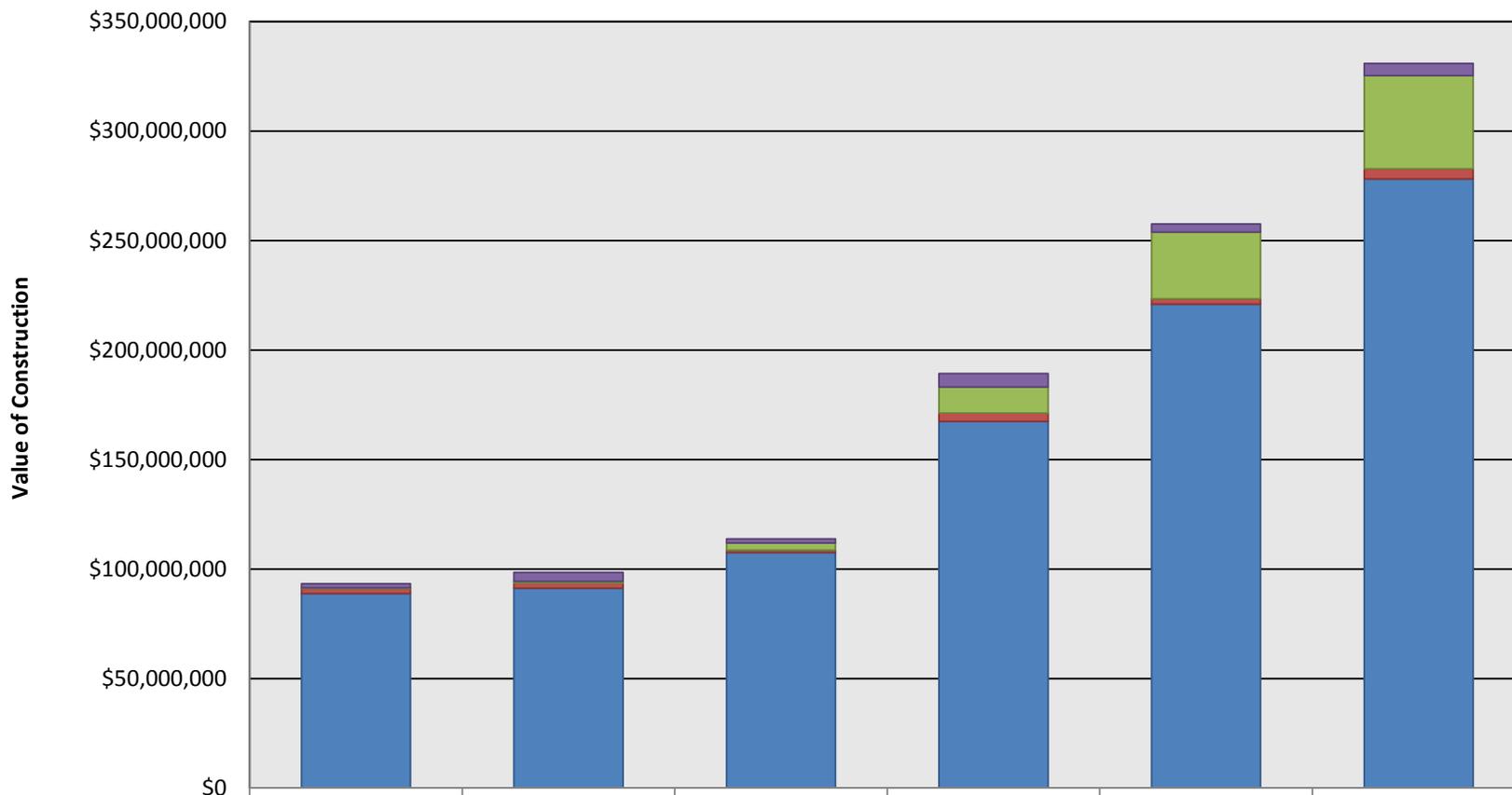
- Notes: 1. "Other" Building Permits include permits for demolition, electrical, plumbing, gas, irrigation, HVAC replacement, pool/spa, roof repair, tent, construction trailer, fire sprinkler system, fire alarm system, and manufactured home replacement.  
 2. Building Permits Issued excludes those Building Permits which were voided or withdrawn.  
 3. The monthly average of building permits issued in 2015 (year to date) is 141 which is a 34% increase of building permits issued on a monthly basis from 2014.

### Town of Bluffton Building Permits Issued Per Month 2010-2015



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.

## Town of Bluffton Value of Construction 2010-2015



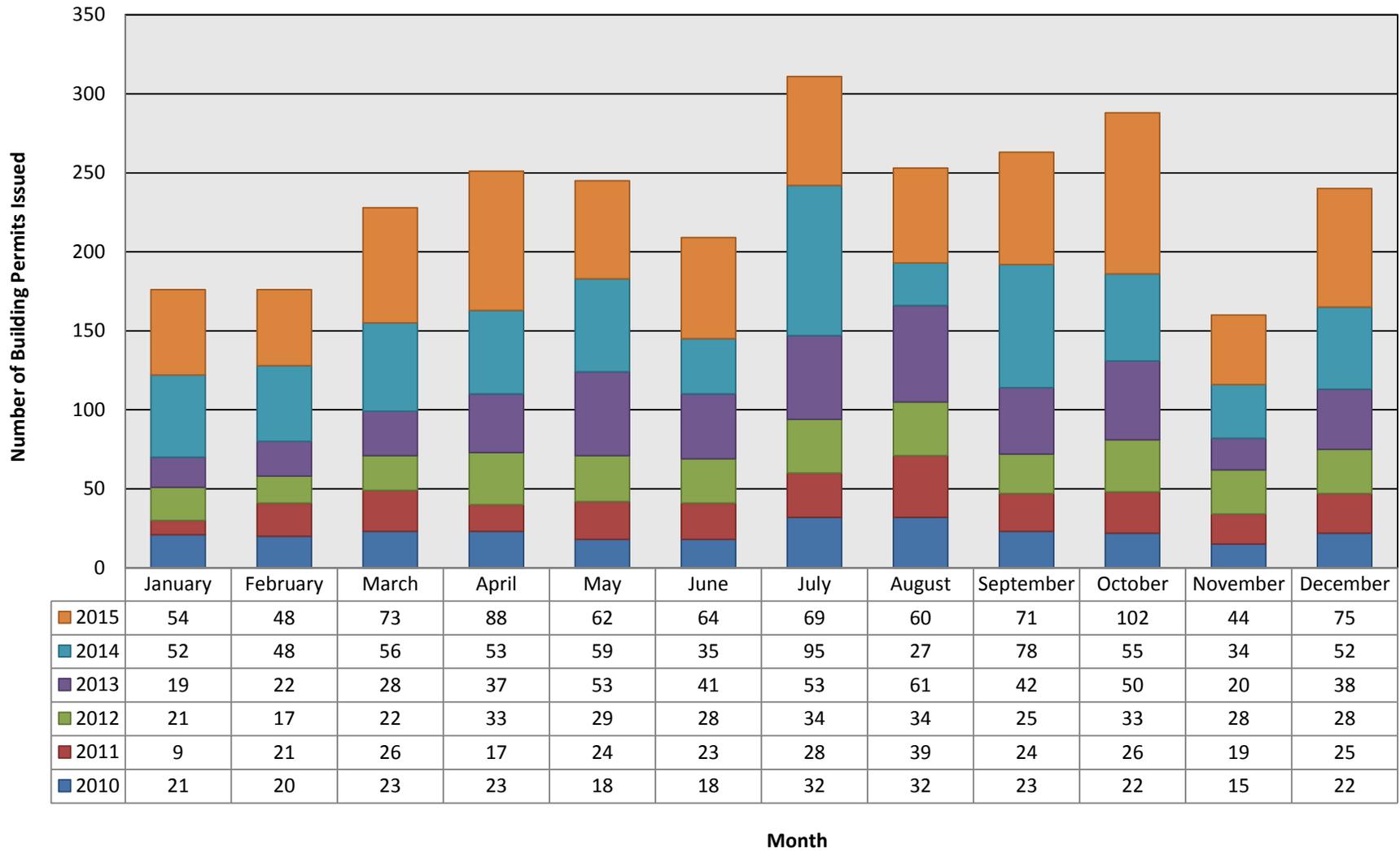
	2010	2011	2012	2013	2014	2015
Commercial Additions	\$1,900,201	\$4,043,767	\$1,829,112	\$6,108,604	\$3,581,161	\$5,640,708
New Commercial/ Tenant Upfits	\$456,337	\$852,545	\$3,265,626	\$12,026,404	\$30,496,645	\$42,515,253
Residential Additions/ Renovations	\$2,129,051	\$2,279,051	\$1,115,065	\$3,729,782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

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.

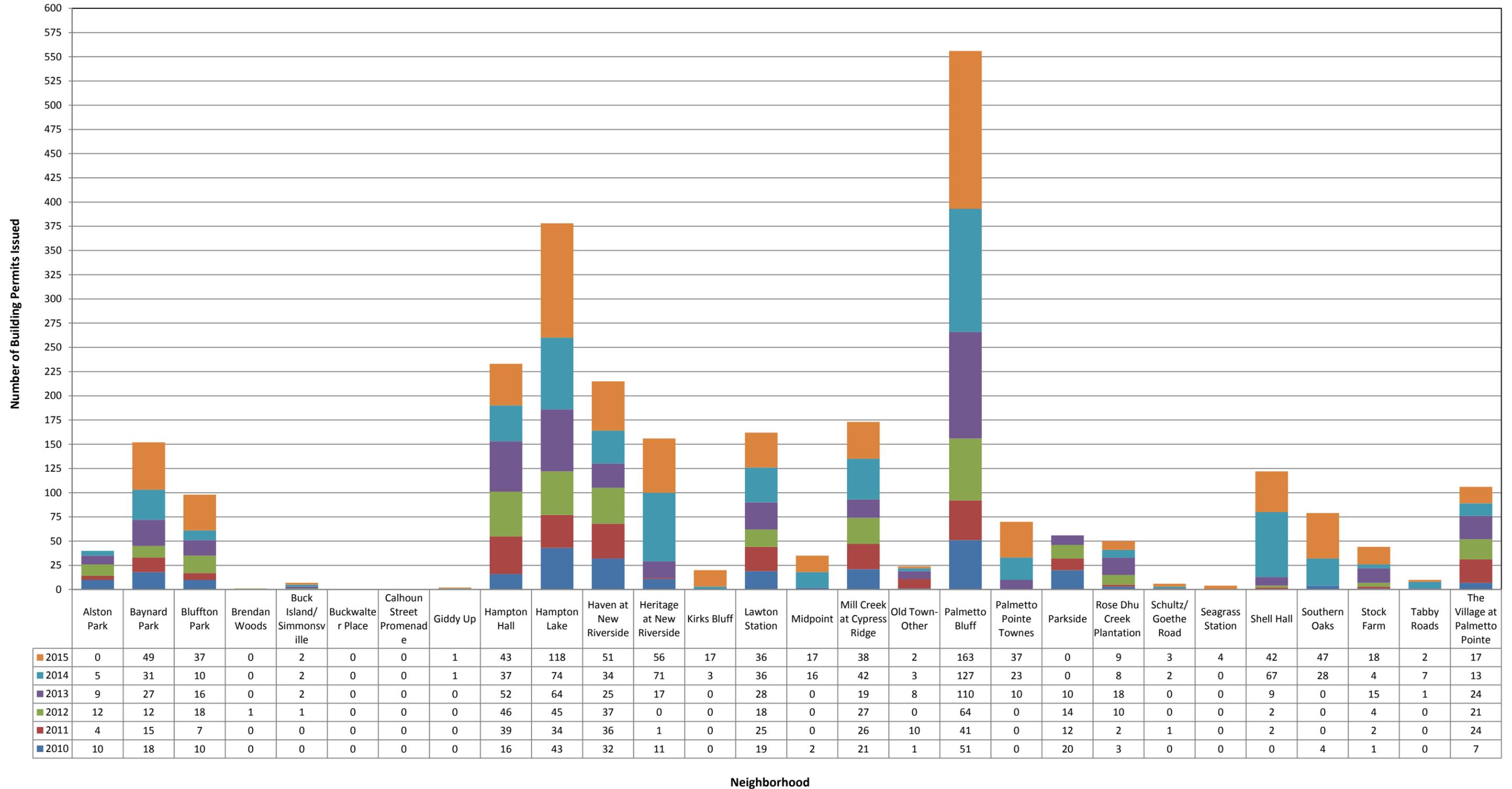
Updated January 5, 2016

### Town of Bluffton New Single Family/ Multi-Family Residential Building Permits Issued Per Month 2010-2015



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

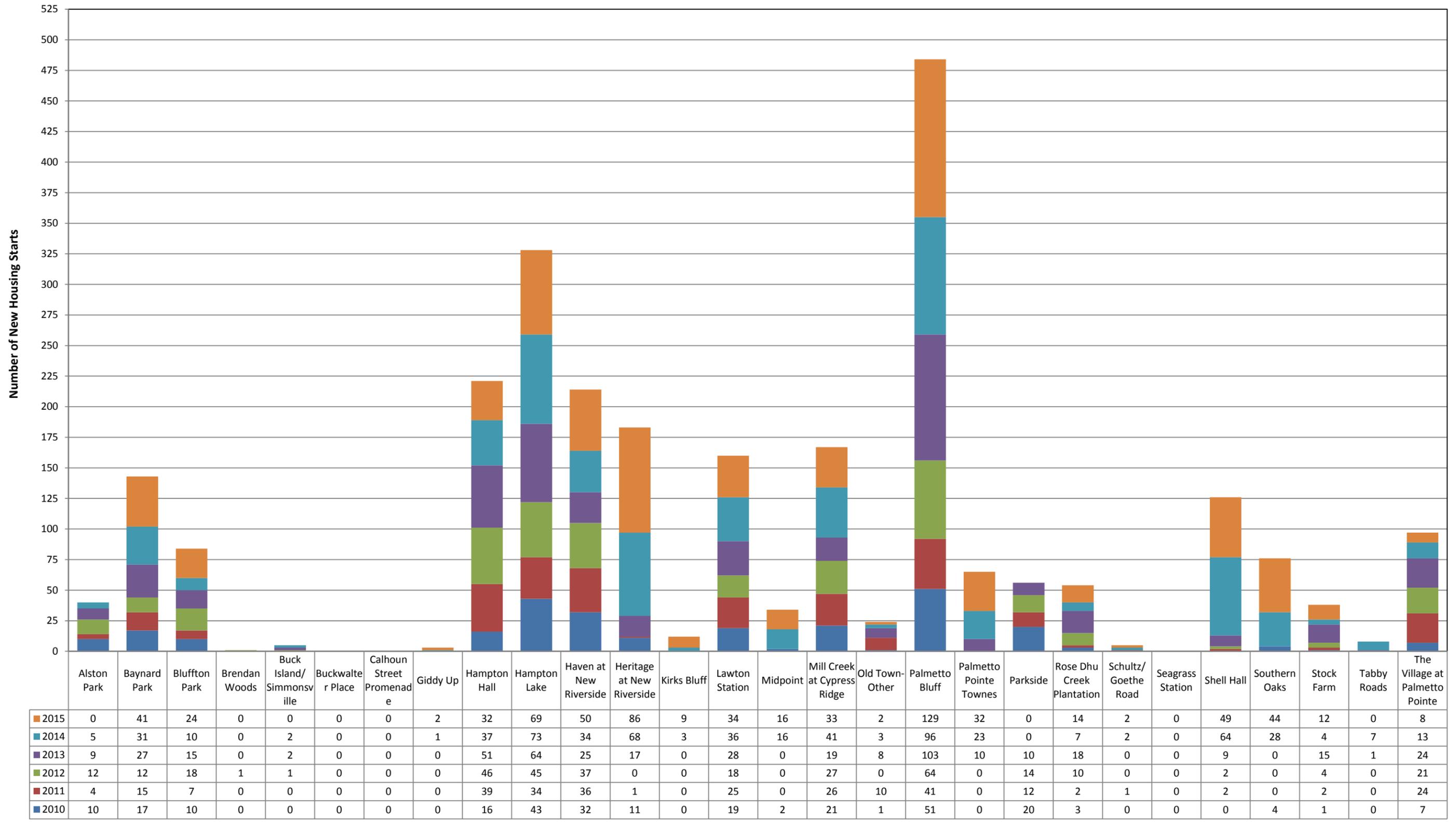
## Town of Bluffton New Single Family/ Multi-Family Residential Building Permits Issued by Neighborhood 2010 - 2015



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

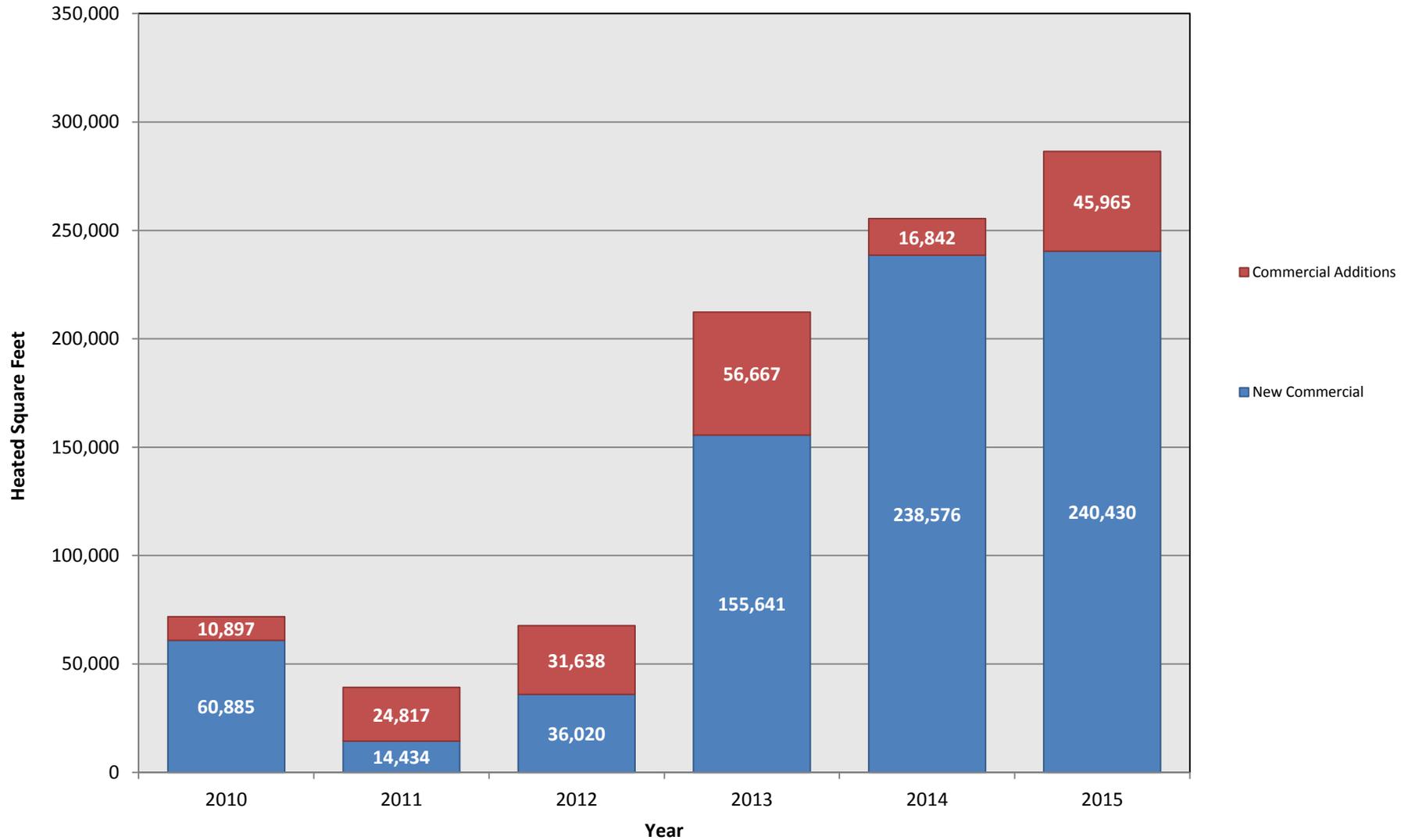
Updated January 5, 2016

## Town of Bluffton New Single Family/ Multi-Family Certificates of Occupancy Issued by Neighborhood 2010 - 2015



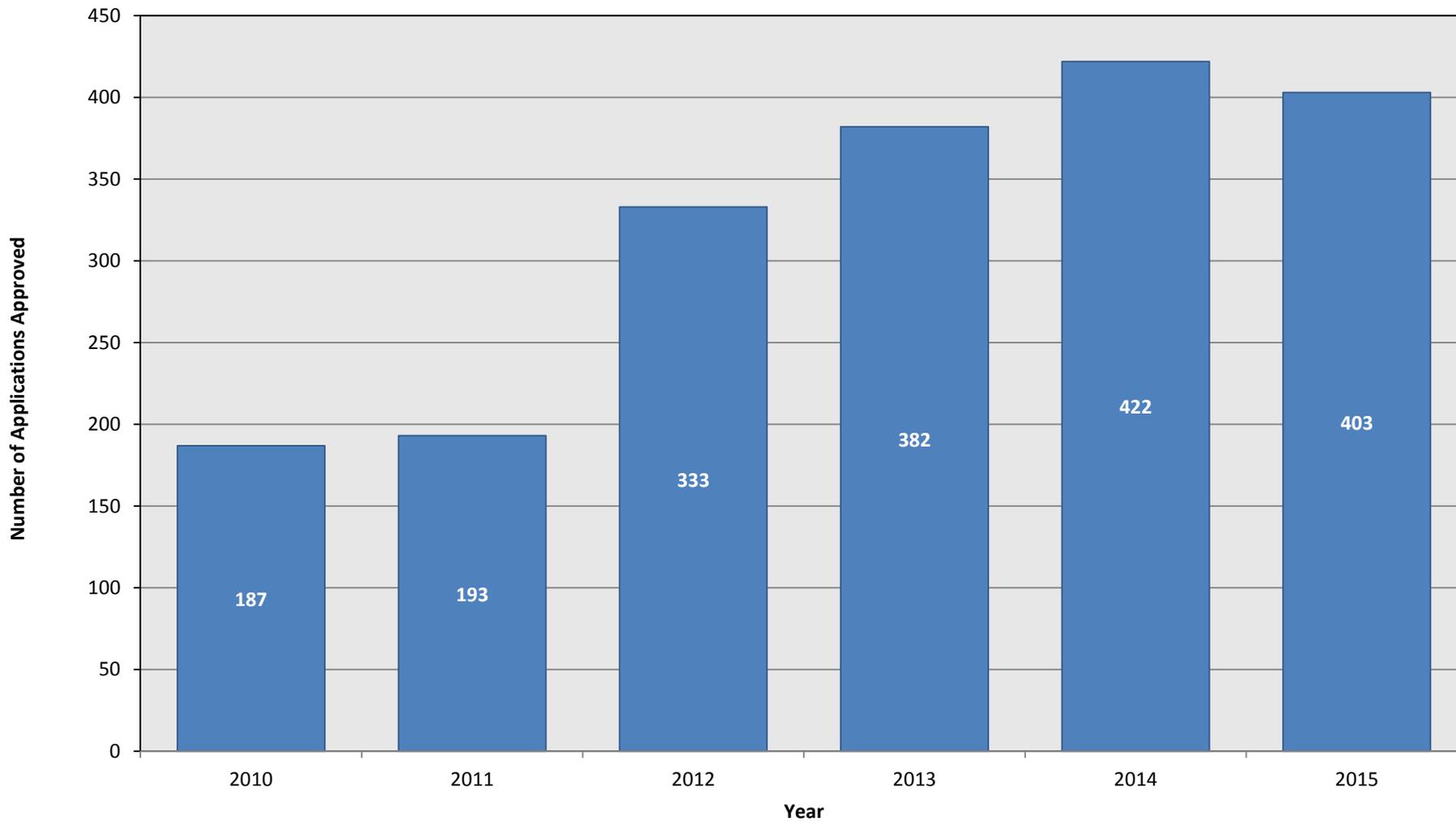
Neighborhood

## Town of Bluffton New Commercial Construction and Additions Heated Square Footage 2010 - 2015



Note: The monthly average of additional commercial square footage in 2015 (year to date) is 23,866 which is a 12% increase of additional commercial square footage from 2014.

### Town of Bluffton Planning & Community Development Applications Approved 2010 - 2015























# 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

#### Development Plan

DP-11-15-009419	11/24/2015		Development Plan	Active	Pat Rooney
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**Applicant:** Thomas and Hutton

**Owner:** MAY RIVER FOREST

**PLAN DESCRIPTION:** The applicant requests approval for a general clearing, grading, storm drainage, water and sanitary sewer infrastructure. The project consists of seven (7) large residential lots and infrastructure.  
 STATUS: Awaiting submission of revised plans in response to comments provided at the 12/15/2015 DRC hearing for a Final DP submission.

**PROJECT NAME:** MAYS BEND II

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

### Final Development Plan

DP-07-15-009290	07/22/2015	24 THOMAS HEYWARD ST	Development Plan	Active	Pat Rooney
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**Applicant:** Tidal Cottages LLC

**Owner:** Tidal Cottages LLC

**PLAN DESCRIPTION:** The Applicant is requesting approval of a Final Development Plan allowing for the construction of 10 single family bungalow cluster homes and associated infrastructure on 1.67 acres on Thomas Heyward Street.  
 STATUS: Awaiting resubmittal to comments provided on 10/6/2015.

**PROJECT NAME:** OLD TOWN





# Growth Management Application Update Report

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

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

### Development Plan

DP-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

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	Kendra Lelie
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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.

**PROJECT NAME:** HAMPTON LAKE PHASE 4

DP-10-15-009375	10/12/2015		Development Plan	Active	Kendra Lelie
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**Applicant:** Carolina Engineering Consultants, Inc.      **Owner:** K. Hovnanian Homes of SC, LLC

**PLAN DESCRIPTION:** 2015-12-09 | The Applicant is requesting approval of a final development plan for a 69 lot residential subdivision.  
 STATUS: Staff is awaiting additional information and revised plans in response to comments provided at the 12/22/2015 DRC meeting for Final DP submission.

**PROJECT NAME:** SHELL HALL PHASE 3

### Public Project

DP-10-15-009373	10/12/2015		Development Plan	Active	Pat Rooney
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**Applicant:** Thomas and Hutton      **Owner:** BC Buckwalter LLC

**PLAN DESCRIPTION:** The applicant is requesting approval of an earthwork management plan for the new Kroger and mixed use development located in Buckwalter Place. The project proposes to place fill in future building, parking and roadway areas, plus perform preliminary excavation of stormwater ponds.  
 STATUS: Staff is awaiting revised plans in response to comments provided at the 12/8/2015.

**PROJECT NAME:** BUCKWALTER PLACE



# 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-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: 39**

### Development Plan Amendment

#### NA

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



# 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-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

### PUD

DPA-11-15-009406	11/04/2015		Development Plan Amendment	Active	Pat Rooney
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**Applicant:** Lowcountry Compost, LLC      **Owner:** Phillip Warth

**PLAN DESCRIPTION:** The Applicant is requesting approval of a Development Plan Amendment to add a 24 foot addition to the existing barn to help the property function more effectively as an equestrian center.

STATUS: Awaiting resubmittal responding to comments provided at the 11/24/2015 DRC hearing

**PROJECT NAME:**

**Total Development Plan Amendment Cases: 42**

### Master Plan

NA



# Growth Management Application Update Report

Town of Bluffton  
 Department of Growth Management  
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 20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910

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

### Master Plan

PD.01.04.012	12/08/2015		Master Plan	Active	Kendra Lelie
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**Applicant:** JLL, Inc. **Owner:** WTS Bluffton

**PLAN DESCRIPTION:** 12-8-2015 | The Applicant, JLL, Inc., is requesting a minor Master Plan Amendment to revise the road layout and lot configuration. Status: Staff is awaiting revised plans and additional information in response to comments provided at the 12/22/2015 DRC agenda.

ENTRYWAY PLAN | 6/28/2000 | 6/27/2001

**PROJECT NAME:** BUCKWALTER BUSINESS PARK

**Total Master Plan Cases: 43**

### Master Plan Amendment

#### Major

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 December 16th Planning Commission hearing and January 12th Town Council hearing. Preliminary DRC comments provided on November 17th.

**PROJECT NAME:** BUCK ISLAND/SIMMONSVILLE

**Total Master Plan Amendment Cases: 44**





# 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

### Subdivision Plan

SUB-8-14-8069	08/06/2014		Subdivision Plan	Active	Pat Rooney
<b>Applicant:</b> Thomas & Hutton		<b>Owner:</b> May River Forest, LLC			
<b>PLAN DESCRIPTION:</b> 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.					
<b>PROJECT NAME:</b> PALMETTO BLUFF BLOCK J1					
SUB-10-15-009398	10/28/2015		Subdivision Plan	Active	Theresa Thorsen
<b>Applicant:</b> Thomas & Hutton		<b>Owner:</b> THOMAS AND HUTTON			
<b>PLAN DESCRIPTION:</b> The Applicant is requesting the approval of a subdivision of 17.72 acres into 48 single family lots and associated infrastructure. It is located in The Heritage at New Riverside Phase 2A, and is located on HWY 46, west of the SC46/170 intersection and has a tax map number of R610 035 000 0014 0000.					
Status: Applicant was provided comments at November 17, 2015 DRC meeting and awaiting resubmittal.					
<b>PROJECT NAME:</b> HERITAGE AT NEW RIVERSIDE PHASE 2A					
SUB-10-15-009396	10/28/2015		Subdivision Plan	Active	Theresa Thorsen
<b>Applicant:</b> Thomas & Hutton		<b>Owner:</b> THOMAS AND HUTTON			
<b>PLAN DESCRIPTION:</b> The Applicant is requesting approval of the subdivision of an approximately 9.6 acre parcel within Cypress Ridge Phase 7A into 61 residential town home dwellings and associated infrastructure.					
Status: Applicant was provided comments at November 17, 2015 DRC meeting and awaiting resubmittal.					
<b>PROJECT NAME:</b> CYPRESS RIDGE PHASE 7A					

### Historic District





# Growth Management Application Update Report

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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

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

### Zoning Action

ZONE-12-15-009444	12/16/2015	7 LAWTON ST	Zoning Action	Active	Kendra Lelie
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**Applicant:** Mameem and Maudie, LLC      **Owner:** Chris Johnson

**PLAN DESCRIPTION:** 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.

**PROJECT NAME:** OLD TOWN

**Total Zoning Action Cases: 53**

**Total Active Cases: 53**

**Total Plan Cases: 53**