



# GROWTH MANAGEMENT UPDATE

May 10, 2016

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

- a. **Planning Commission:** April 27, 2016, meeting cancelation notice attached. Next meeting scheduled for May 25, 2016.
- b. **Historic Preservation Commission:** May 4, 2016, meeting agenda attached. Next meeting scheduled for June 1, 2016.
- c. **Board of Zoning Appeals:** April 19, 2016, meeting agenda; and May 3, 2016, cancelation notice attached. Next meeting scheduled for June 7, 2016.
- d. **Development Review Committee:** April 12, April 19, April 26, and May 3, 2016, meeting agendas attached. Next meeting scheduled for May 10, 2016.
- e. **Historic Preservation Review Committee:** April 11, April 18, and April 25, 2016, meeting agendas; and May 2, 2016 cancelation notice attached. Next meeting scheduled for May 9, 2016.
- f. **Construction Board of Adjustment and Appeals:** April 26, 2016, meeting cancelation notice attached. Next meeting scheduled for May 24, 2016.
- g. **Affordable Housing Committee:** May 3, 2016, meeting agenda attached. Next meeting scheduled for June 7, 2016.
- h. **Beautification Committee:** April 21, 2016, meeting agenda attached. Next meeting scheduled for May 19, 2016.
- i. **Buck Island Simmonsville Neighborhood Plan Committee:** April 18, 2016 meeting agenda attached. Next meeting scheduled for July 18, 2016.
- j. **Lowcountry Area Transportation Study Metropolitan Planning Organization Technical Committee:** Next meeting scheduled for early June.
- k. **Lowcountry Area Transportation Study Metropolitan Planning Organization Policy Committee:** Next meeting scheduled for July 8, 2016, if there are items which need to be addressed by the committee.
- l. **Beaufort County Transportation Committee:** Next meeting scheduled for May 18, 2016.

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

- a. **Bluffton Home Series Program.** Town Staff is currently working with applicants interested in the program. To date 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. **Affordable Housing Workforce Housing Request for Qualifications.** The Affordable Housing Committee voted to extend the deadline date for responses. The intent of the Request for Qualifications is to attract development teams interested in a small scale affordable housing project that focuses on homeownership. To date AHC has received one response.

## 3. Beautification Committee Work Plan.

- a. The Bluffton Road/Parkway Traffic Circle is complete
- b. Additional tree plantings and replacements are proposed for Oyster Factory Park. Draft Landscape Plans were prepared and sent to Senior Staff for review, adjustment and/or approval. Project Management Staff is coordinating implementation of some tree plantings at the park.
- c. The Committee continued discussion about a proposed "Adopt-a-Planter" program and street tree plantings along May River Road at their last meeting. The Committee included this project in the submitted a FY 2017 Work Plan and Budget to Town Council for budget consideration.

## 4. Transportation Program.

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

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

**ATTACHMENTS:**

1. Planning Commission meeting cancelation for April 27, 2016;
2. Historic Preservation Commission meeting agenda for May 4, 2016;
3. Board of Zoning Appeals meeting agenda for April 19, 2016; and meeting cancelation notice for May 3, 2016;
4. Development Review Committee meeting agendas for April 12, April 19, April 26, and May 3, 2016;
5. Historic Preservation Review Committee meeting agendas for April 11, April 18, and April 25, 2016; and meeting cancelation notice for May 2, 2016;
6. Construction Board of Adjustment and Appeals meeting cancelation notice for April 26, 2016;
7. Affordable Housing Committee meeting agenda for May 3, 2016;
8. Beautification Committee meeting agenda for April 21, 2016;
9. Buck Island Simmonsville Neighborhood Plan Committee meeting agenda for April 18, 2016;
10. 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);
11. Planning Active Application Report.



# **PUBLIC NOTICE**

The Planning Commission (PC)  
meeting scheduled for

Wednesday, April 27, 2016, at  
6:00 P.M.

Has been CANCELED  
due to lack of agenda items

The next meeting is scheduled for  
Wednesday, May 25, 2016

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



**TOWN OF BLUFFTON  
HISTORIC PRESERVATION COMMISSION**

Theodore D. Washington Municipal Building

Large Meeting Room

Wednesday, May 4, 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 - April 6, 2016**

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

**VIII. OLD BUSINESS**

**IX. NEW BUSINESS**

**1. FOR ACTION**

**A. Certificate of Appropriateness.** A request by Court Atkins Architects, LLC., on behalf of Sharon Haag, for approval of a Certificate of Appropriateness to allow the renovation of an existing building to add a second story of approximately 1,825 SF of classroom space on the property identified as 60 Calhoun Street in the Old Town Bluffton Historic District and zoned Neighborhood Center-HD (COFA-3-16-9570).

**B. Certificate of Appropriateness.** A request by Lottie Anne Munday for approval of a Certificate of Appropriateness to allow the renovation of the existing open air carport of approximately 725 SF to enclose the exterior envelope and construct a second story with a finished room of approximately 425 SF over the garage on the property identified as 103 Lawrence St in the Old Town Bluffton Historic District and zoned Neighborhood General-HD (COFA-3-16-9574).

- C. **Certificate of Appropriateness.** A request by Garfield and Nancy Moss for approval of a Certificate of Appropriateness to allow the construction of a cottage of approximately 1,080 SF on a proposed subdivided lot from the main property identified as R610-039-00A-0306-0000, in the Old Town Bluffton Historic District and zoned Neighborhood General-HD (COFA-3-16-9575).
- D. **Certificate of Appropriateness.** A request by Stephen Kiser, for approval of a Certificate of Appropriateness to allow the demolition of an existing garage located on the property identified as 1256 May River Road in the Old Town Historic District and zoned as Neighborhood General-HD (COFA-3-16-9578).
- E. **Certificate of Appropriateness.** A request by Kara Hurst, for approval of a Certificate of Appropriateness to construct a Carriage House of approximately 850 SF and an addition of approximately 370 SF at the rear of the existing structure on the property identified as 35A Thomas Heyward Street in the Old Town Historic District and zoned as Neighborhood General-HD (COFA-2-16-9536).

X. DISCUSSION

XI. ADJOURNMENT

**NEXT MEETING DATE – Wednesday, June 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  
BOARD OF ZONING APPEALS MEETING AGENDA**

Theodore D. Washington Municipal Building

**Auditorium**

Tuesday, April 19, 2016, 6:00p.m.

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**I. CALL TO ORDER**

**II. ROLL CALL**

**III. NOTICE REGARDING ADJOURNMENT**

The Board of Zoning Appeals will not hear new items after 9:30 P.M. unless authorized by a majority vote of the Board 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 Board 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 Board, Town Staff, and other members of the meeting. State your name and address when speaking for the record.  
**COMMENTS ARE LIMITED TO THREE (3) MINUTES.**

**V. ADOPTION OF THE AGENDA**

**VI. ADOPTION OF MINUTES – March 15, 2015**

**VII. PUBLIC COMMENTS**

**VIII. OLD BUSINESS**

**IX. NEW BUSINESS**

**1. PUBLIC HEARING - FOR ACTION**

**A. Variance Request.** A request by Lucy Scardino, for approval of a variance from the Town of Bluffton Unified Development Ordinance, Section 5.15.5.E., to reduce the side setback for the property’s western lot line from 20 feet to 15 feet for an addition to an existing contributing historic structure, and the property’s eastern lot line from 10 feet to 7 feet for the construction of a garage. The property is identified by Beaufort County Tax Map Number R610 039 00A 0036 0000 at 131 Pritchard Street, and zoned Riverfront Edge-HD. (ZONE-3-16-9557)

X. DISCUSSION

XI. ADJOURNMENT

**NEXT MEETING DATE: Tuesday, May 3, 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 Board of Zoning Appeals  
(BZA)  
Meeting scheduled for

Tuesday, May 3, 2016, at 6:00 p.m.

Has been CANCELED

The next meeting is scheduled for  
Tuesday, June 7, 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, April 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. **May River Montessori School - Preliminary Development Plan:** A request by Court Atkins Architect, Inc. for the approval of a Preliminary Development Plan. The proposed development consists of the addition of a second floor to the existing school building. The property is located at 60 Calhoun Street and is zoned Neighborhood Center Historic District and is identified by tax map number R610 039 00A 0121 0000. (DP-3-16-9571)
2. **Village at Verdier Plantation – Development Plan Amendment:** A request by Centex Homes for the approval of Development Plan Amendment. The applicant is requesting to split lot C33 into lots B44 and B45, to add a mail kiosk and increase the size of pond 5. The property is located near the intersection of Highways 170 and 278 within the Village at Verdier PUD and is identified by tax map numbers R610 021 000 518 0000 and R610 021 000 0706 0000. (DP-3-16-9572)
3. **1256 May River Road – Demolition:** A request by Stephen Kiser for the approval of a Demolition for an existing garage which is not a contributing historical structure. The property is located in Old Town at 1256 May River Road within the Neighborhood General Historic District and is identified by tax map number R610 039 00A 0178 0000 (COFA-3-16-9578)
4. **9 Possum Pointe – Subdivision Amendment:** A request by Silvio Marcbby for the approval of a Subdivision Amendment. The project consists of subdividing a 2.192 acre lot into 3 lots. The property is zoned Residential General and is identified by tax map number R610 039 000 0216 0000. (SUBA-4-16-9582)

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT

**NEXT MEETING DATE: Tuesday, April 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, April 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. **Moss Subdivision – Subdivision:** A request by Garfield and Nancy Moss for the approval of a Subdivision. The property is located in Old Town at 5 Lawrence Street. The project includes the division of a .101 acre parcel from the 3.044 acre lot. The property is zoned Residential General – Historic District and is identified by tax map number R610 039 00A 0306 0000. (SUB-3-16-9576)

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT

**NEXT MEETING DATE: Tuesday, April 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, April 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. Pinellas Drive Stormwater – Master Plan Amendment:** A request by Fred Caligiuri for the approval of a Master Plan Amendment. The proposed amendment is to Phase 2 of the Buckwalter Plaza project. The applicant is requesting to reshape and resize the planned bio-retention areas along Buckwalter Parkway. The property is located within the Buckwalter PUD and is identified by tax map numbers R610 022 000 1085 0000, R610 022 000 1068 0000, R610 022 000 1090 0000, R610 022 000 1086 0000, R610 022 000 1087 0000 and R610 022 000 1091 0000. (DP-6-10-1689)
- 2. Palmetto Bluff Block K7 – Preliminary Development Plan:** A request by Michael Hughes for the approval of a Preliminary Development Plan. The proposed development consists of 17 single family residential lots and infrastructure. The property is located west of Waterfowl Road and Remington Road within the Palmetto Bluff PUD and is identified by tax map number R614 046 000 0062 0000. (DP-04-16-9593)
- 3. Palmetto Bluff Moreland Inland Waterway Expansion – Preliminary Development Plan:** A request by Michael Hughes for the approval of a Preliminary Development Plan. The proposed development consists of connecting Lagoon 21 near the bridge to Lagoon 32. The property is located at the southwest end of Old Moreland Road within the Palmetto Bluff PUD and is identified by tax map numbers R614 052 000 0059 0000 and R614 057 000 0001 0000. (DP-04-16-9592)

**VI. PUBLIC COMMENTS**

**VII. DISCUSSION**

**VIII. ADJOURNMENT**

**NEXT MEETING DATE: Tuesday, May 3, 2016**

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



## TOWN OF BLUFFTON DEVELOPMENT REVIEW COMMITTEE MEETING AGENDA

Theodore D. Washington Municipal Building  
Large Meeting Room

Tuesday, May 3, 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. **Bluffton Park Tract B, Phase 3 - Development Plan Amendment:** A request by Red Cedar Place for the approval of a Development Plan Amendment. The amendment proposes to remove a short section of road to the north of 8<sup>th</sup> Avenue, reduce the lot count to 139, and increase the size of Lagoon #2. The property is identified by tax map number R610 031 000 0025 0000. (DPA-4-16-9607)
2. **Lawton Station Phase 4A and 5A – Preliminary Development Plan:** A request by Village Park Communities, LLC for the approval of a Preliminary Development Plan. The development consists of 39 single family lots and associated infrastructure on approximately 26.7 acres. The property is located west of Highway 170 within the Buckwalter PUD and is identified by tax map number R614 028 000 1134 0000. (DP-4-16-9602)
3. **Southern Oaks Amenity Center – Preliminary Development Plan:** A request by Rich Schwartz for the approval of a Preliminary Development Plan. The proposed development consists of constructing a 685 SF amenity building on two existing parcels located at the intersection of Post Oak Lane and Red Northern Oak Way within the New Riverside PUD. The property is identified by tax map numbers R614 036 000 1182 0000 and R614 036 000 1181 0000. (DP-4-16-9604)
4. **Hampton Lake Common Area and Lands Remaining:** A request by Thomas and Hutton for the approval of the subdivision of the common area plat and remaining land portions. The project is located in Hampton Lake Residential Community within the Buckwalter PUD. (SUB-4-6-9598)
5. **Walmart at Crossroads – Development Plan Amendment:** A request by Bergmann Associates for the approval of a Development Plan Amendment. The amendment proposes to adjust the lot lines to allow for a Right of Way along Highway 170. The property is located within the Buckwalter PUD and is identified by tax map numbers R610 028 000 1106 0000 and R610 028 000 0918 0000. (DP-09-15-9350).

6. **Time Warner Cable – Public Project:** A request Time Warner Cable Southeast, LLC for the approval of a Public Project. This project consists of 1337 feet of HDD boring using a 2 inch HDPE conduit casing at 4 feet depth. The project will take place at 6 Promenade Street near the intersection of Dr. Mellinchamp Drive and State of Mind Street. (DP-4-16-9605)
7. **Time Warner Cable Town of Bluffton Phase I – Public Project:** A request by Time Warner Cable Southeast, LLC for the approval of a Public Project. This project consists of 25 miles of new underground facilities in the Town of Bluffton and surrounding areas. (DP-4-16-9616)
8. **Buckwalter Place Lots – Subdivision:** A request by Atlas Surveying for the approval of a Subdivision. The project includes the division of a .184 acre parcel into two separate lots – lots 3A and 3B. The property is located within the Buckwalter PUD and is identified by tax map numbers R610 029 000 1729 0000. (SUB-04-16-9610)

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT

**NEXT MEETING DATE: Tuesday, May 10, 2016**

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



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

Theodore D. Washington Municipal Building

Large Meeting Room

Monday, April 11, 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. **Lot 14, Calhoun Street Promenade.** A request by Pearce Scott Architect, on behalf of Ken & Deb Timen, for the construction of a 3 story Main Street Building of approximately 3,600 SF on the property identified as Lot 14 located in the Calhoun Street Promenade Development in the Old Town Bluffton Historic District and zoned Neighborhood Core-HD. (COFA-4-16-9581)

VI. PUBLIC COMMENTS

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 the Town of Bluffton policies.*



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

Theodore D. Washington Municipal Building

Large Meeting Room

Monday, April 18, 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. **6 Bruin Road.** A request by R. Steward Design, LLC., on behalf of Henry Carroll, for review of a Certificate of Appropriateness to allow the construction of a Commercial Cottage of approximately 1,360 SF on the property identified as 6 Bruin Road in the Old Town Bluffton Historic District and zoned Neighborhood Core-HD. (COFA-3-16-9549)

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT

**NEXT MEETING DATE: Monday, April 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.*



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

Theodore D. Washington Municipal Building

Large Meeting Room

Monday, April 25, 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. **34 Tabby Shell (Lot 18)**. A request by Sean Lewis, on behalf of Dagmara Sakowicz, for review of a Certificate of Appropriateness to allow the construction of a new single family residence of approximately 2,333 SF and a detached carriage house of approximately 1,199SF on the property identified as 34 Tabby Shell Road in the Tabby Roads Development, in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. (COFA-4-16-9606)

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT

**NEXT MEETING DATE: Monday, May 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 Historic Preservation Review  
Committee (HPRC)  
Meeting scheduled for

Monday, May 2, 2016, at 4:00 P.M.

has been CANCELED

The next meeting is scheduled for  
Monday, May 9, 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, April 26, 2016, at 6:00 P.M.

Has been CANCELED  
due to lack of agenda items

The next meeting is scheduled for  
Tuesday, May 24, 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, May 3, 2016  
10:00 a.m.

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

**NEXT MEETING DATE – Tuesday, June 7, 2016**

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



**TOWN OF BLUFFTON  
BEAUTIFICATION COMMITTEE MEETING AGENDA**

Theodore D. Washington Municipal Building  
Large Meeting Room  
Thursday, April 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 – March 17, 2016
- V. PUBLIC COMMENTS
- VI. OLD BUSINESS
  - 1. Update construction progress for the Bluffton Road/Parkway Circle Landscape Improvements
  - 2. Update of Arbor Day Event (4/29/2016)
- VII. NEW BUSINESS
  - 1. Review and discuss future street tree plantings at May River Road (Eric)
- VIII. DISCUSSION
  - 1. Continued discussion of the Adopt-a-Planter program and tree plantings at Oyster Factory Park
- IX. ADJOURNMENT

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

Bluffton Town Hall – Large Meeting Room  
Monday, April 18, 2016  
6:00 p.m.

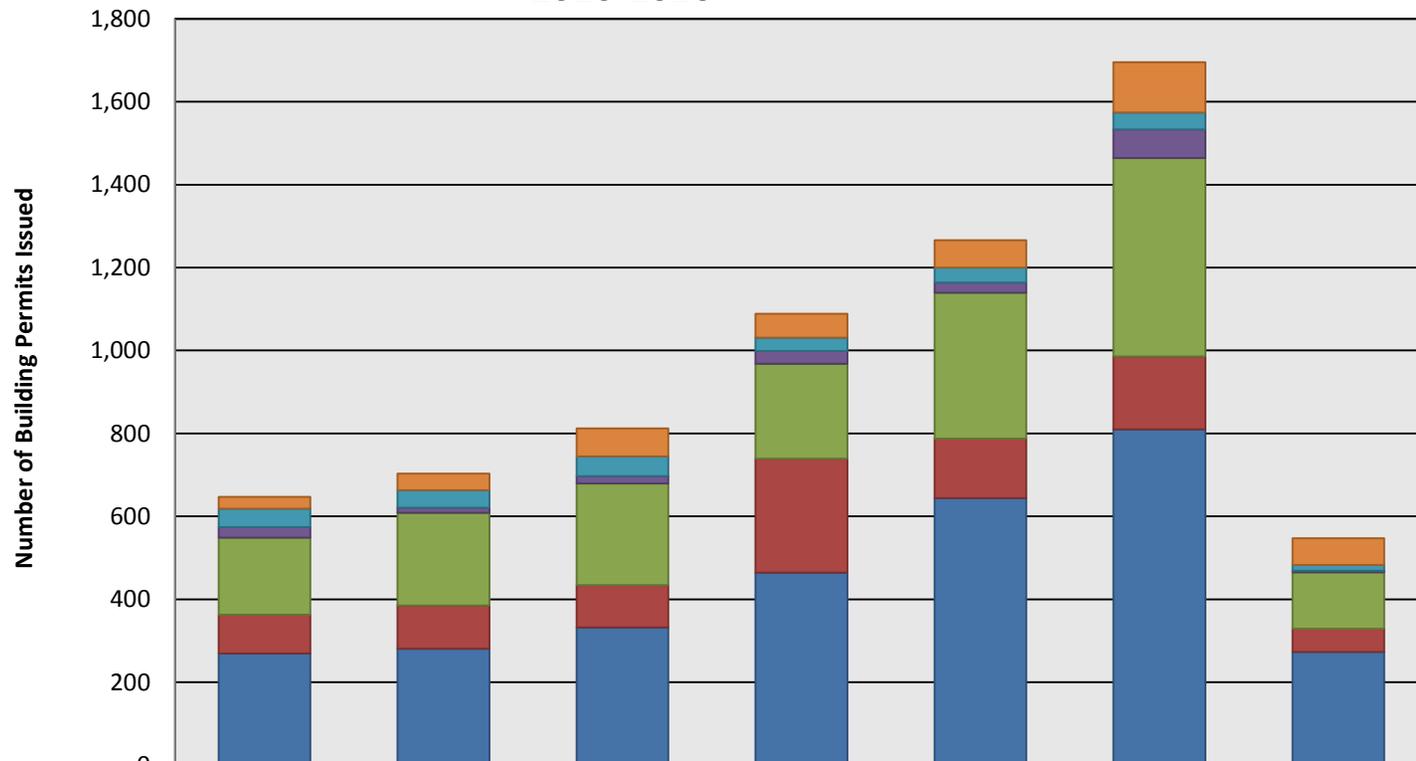
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- I. CALL TO ORDER
- II. ROLL CALL
- III. NEIGHBORHOOD ASSISTANCE UPDATE
- IV. INFRASTRUCTURE UPDATE
  - 1. Buck Island–Simmons ville Neighborhood (BIS) Project Reports
    - a. BIS Phase 3
    - b. BIS Phase 4
    - c. Toy Fields
    - d. Future Phases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

**NEXT MEETING DATE – Monday, July 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.*

### 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	64
Commercial Addition	45	42	48	32	36	41	14
New Commercial Construction/ Tenant Upfit	25	12	18	31	25	69	4
Other Residential	186	224	245	229	351	478	136
Residential Addition	94	104	102	275	144	176	56
New Single Family/Multi-Family Residential	269	281	332	464	644	810	273

Year

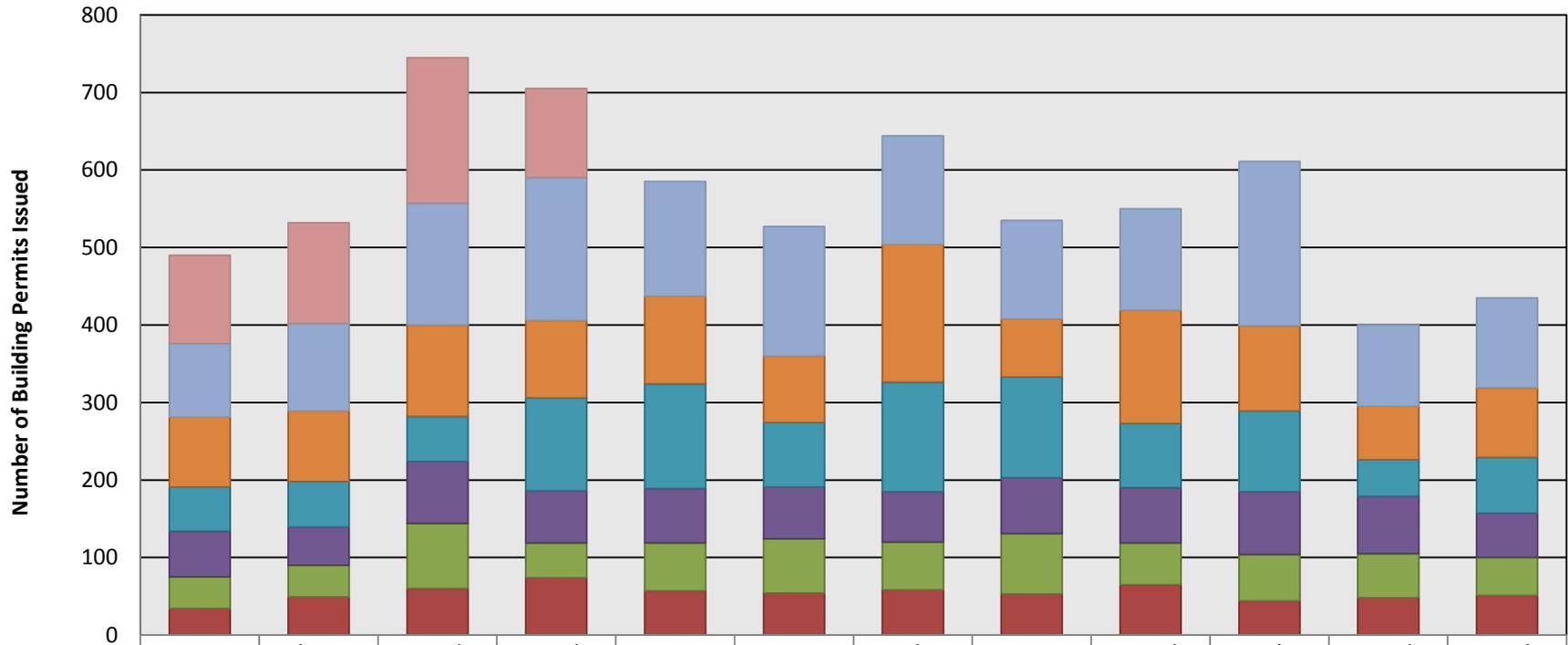
Notes: 1. "Other" Building Permits include permits for demolition, electrical, plumbing, gas, irrigation, HVAC replacement, pool/spa, roof repair, tent, construction trailer, fire sprinkler system, fire alarm system, and manufactured home replacement.

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

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

Updated April 30, 2016

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



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

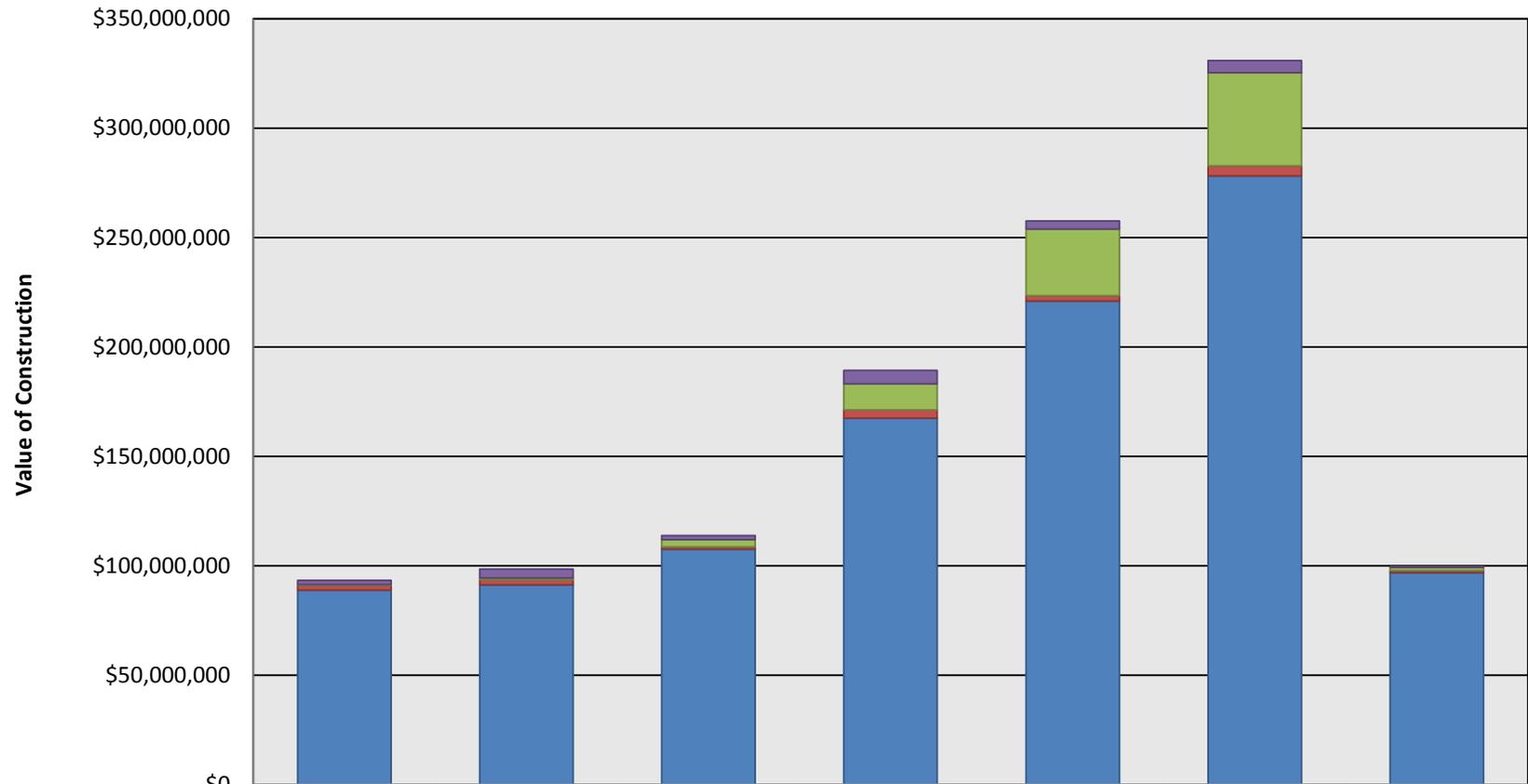
Notes: 1. "Other" Building Permits include permits for demolition, electrical, plumbing, gas, irrigation, HVAC replacement, pool/spa, roof repair, tent, construction trailer, fire sprinkler system, fire alarm system, and manufactured home replacement.

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

**Month**

*Updated April 30, 2016*

## Town of Bluffton Value of Construction 2010-2016



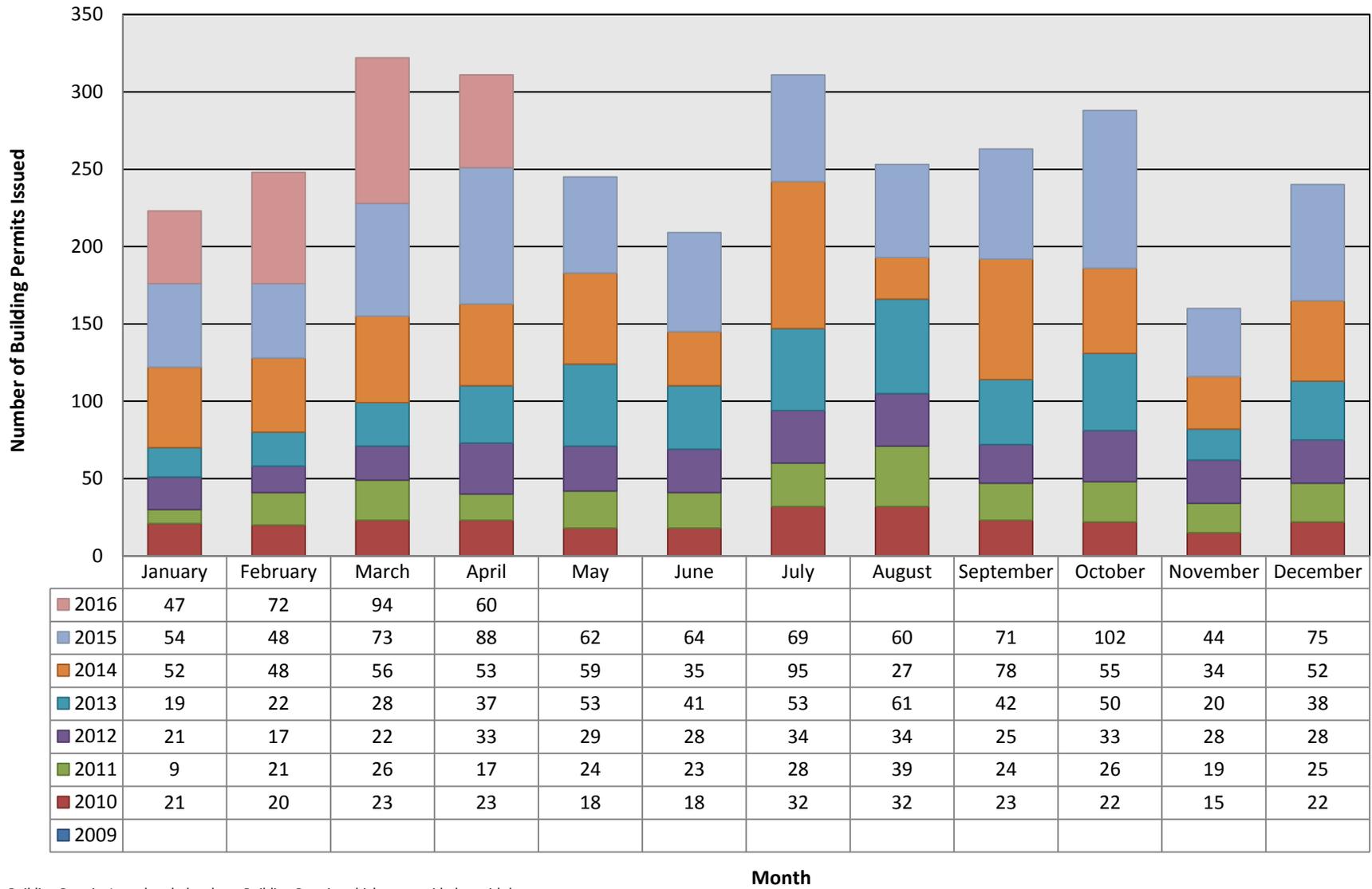
	2010	2011	2012	2013	2014	2015	2016 To Date
Commercial Additions	\$1,900,201	\$4,043,767	\$1,829,112	\$6,108,604	\$3,581,161	\$5,640,708	\$339,440
New Commercial/ Tenant Upfits	\$456,337	\$852,545	\$3,265,626	\$12,026,404	\$30,496,645	\$42,515,253	\$1,363,609
Residential Additions/ Renovations	\$2,129,051	\$2,279,051	\$1,115,065	\$3,729,782	\$2,519,255	\$4,652,929	\$1,037,708
New Single Family/ Multi-Family	\$88,820,755	\$91,316,936	\$107,490,514	\$167,435,317	\$220,887,215	\$278,078,709	\$96,798,527

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 April 30, 2016

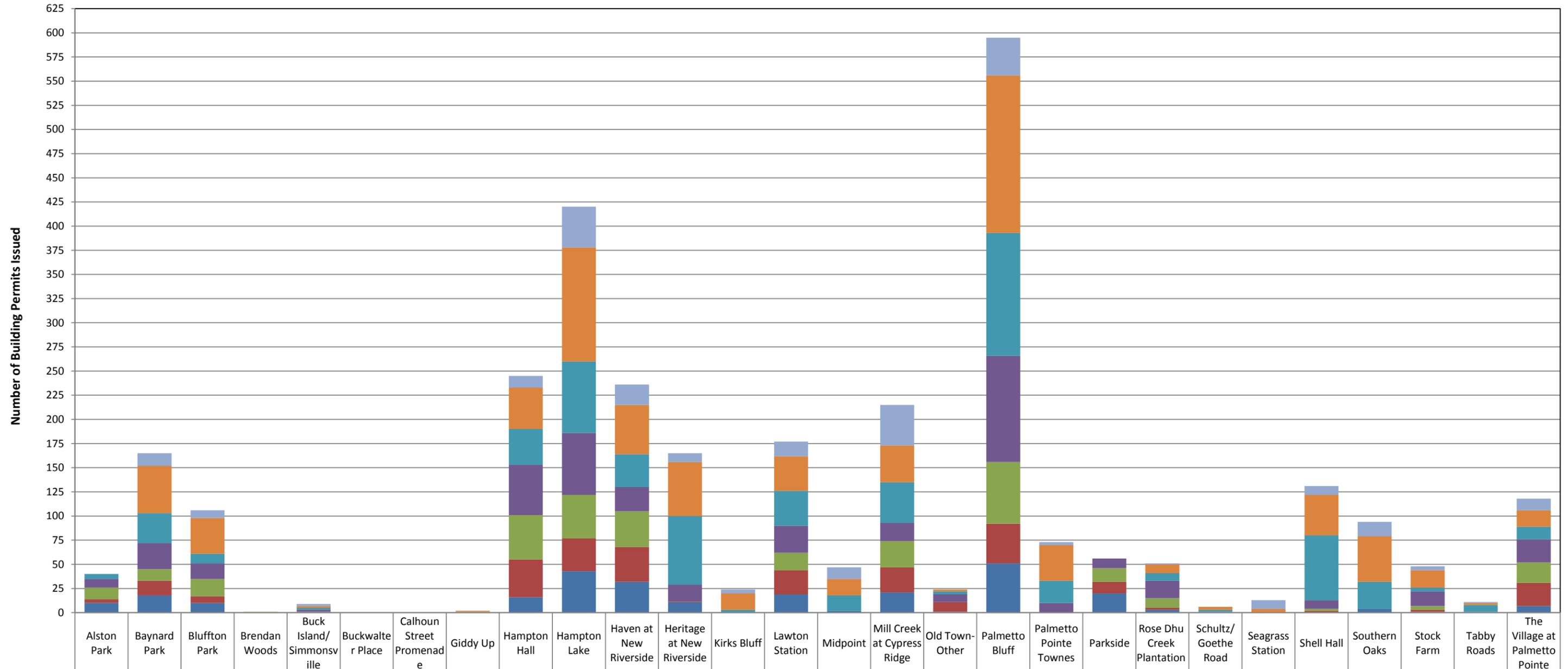
### Town of Bluffton New Single Family/ Multi-Family Residential Building Permits Issued Per Month 2010-2016



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

Updated April 30, 2016

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



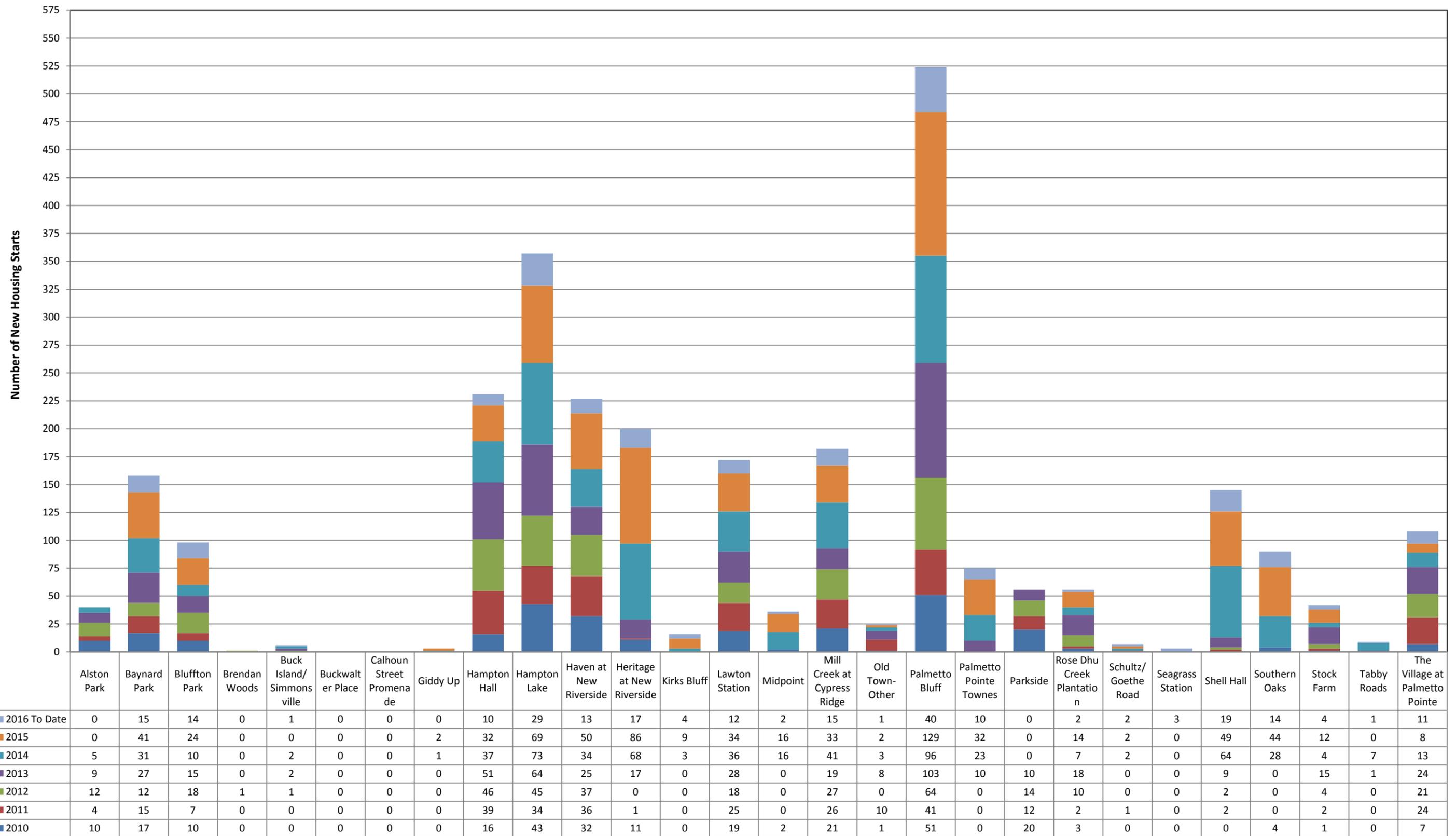
	Alston Park	Baynard Park	Bluffton Park	Brendan Woods	Buck Island/Simmonsville	Buckwalter Place	Calhoun Street Promenade	Giddy Up	Hampton Hall	Hampton Lake	Haven at New Riverside	Heritage at New Riverside	Kirks Bluff	Lawton Station	Midpoint	Mill Creek at Cypress Ridge	Old Town-Other	Palmetto Bluff	Palmetto Pointe Townes	Parkside	Rose Dhu Creek Plantation	Schultz/Goethe Road	Seagrass Station	Shell Hall	Southern Oaks	Stock Farm	Tabby Roads	The Village at Palmetto Pointe
2016 To Date	0	13	8	0	2	0	0	0	12	42	21	9	4	15	12	42	0	39	3	0	1	0	9	9	15	4	1	12
2015	0	49	37	0	2	0	0	1	43	118	51	56	17	36	17	38	2	163	37	0	9	3	4	42	47	18	2	17
2014	5	31	10	0	2	0	0	1	37	74	34	71	3	36	16	42	3	127	23	0	8	2	0	67	28	4	7	13
2013	9	27	16	0	2	0	0	0	52	64	25	17	0	28	0	19	8	110	10	10	18	0	0	9	0	15	1	24
2012	12	12	18	1	1	0	0	0	46	45	37	0	0	18	0	27	0	64	0	14	10	0	0	2	0	4	0	21
2011	4	15	7	0	0	0	0	0	39	34	36	1	0	25	0	26	10	41	0	12	2	1	0	2	0	2	0	24
2010	10	18	10	0	0	0	0	0	16	43	32	11	0	19	2	21	1	51	0	20	3	0	0	0	4	1	0	7

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

**Neighborhood**

Updated April 30, 2016

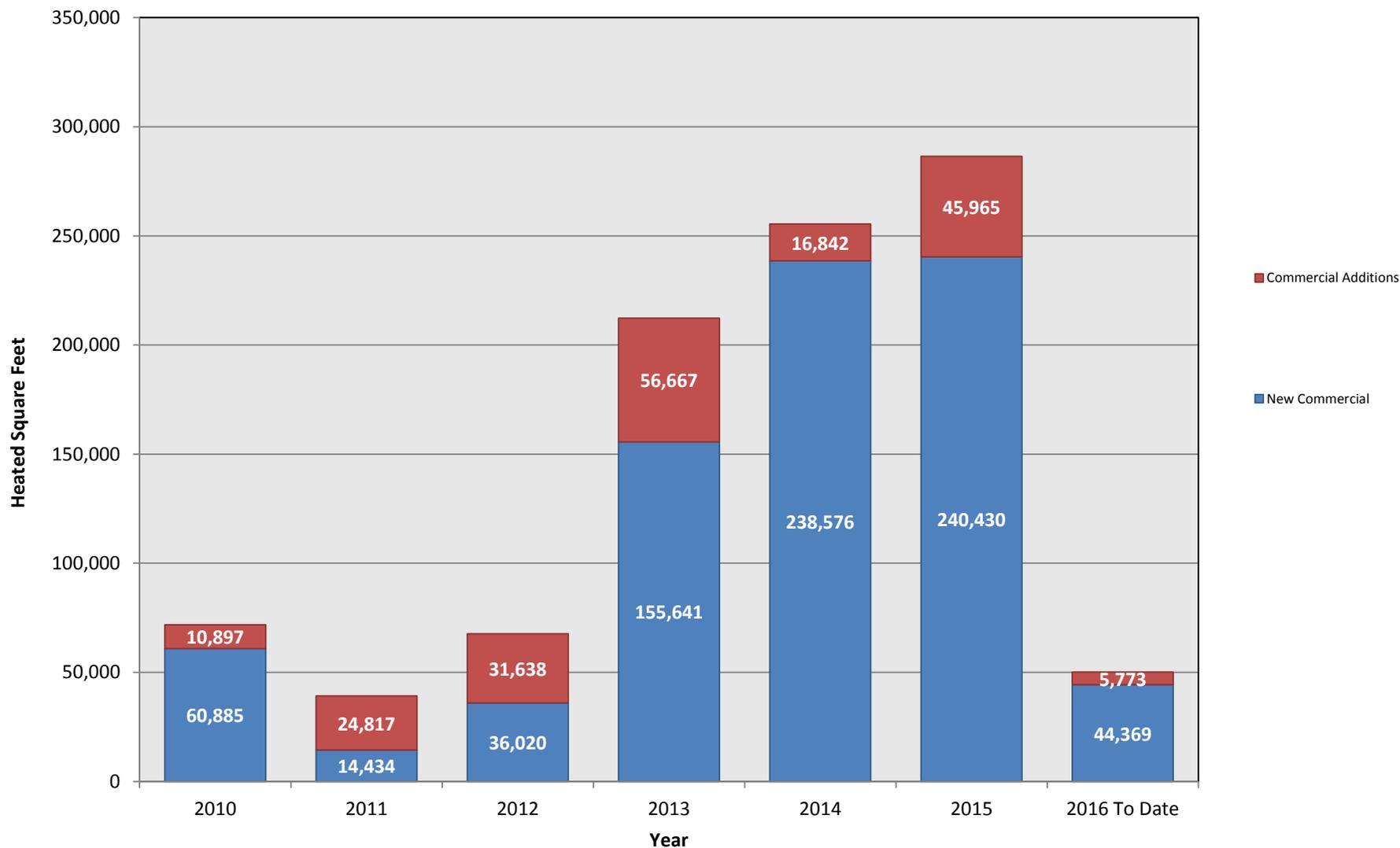
## Town of Bluffton New Single Family/ Multi-Family Certificates of Occupancy Issued by Neighborhood 2010 - 2016



Neighborhood

Updated April 30, 2016

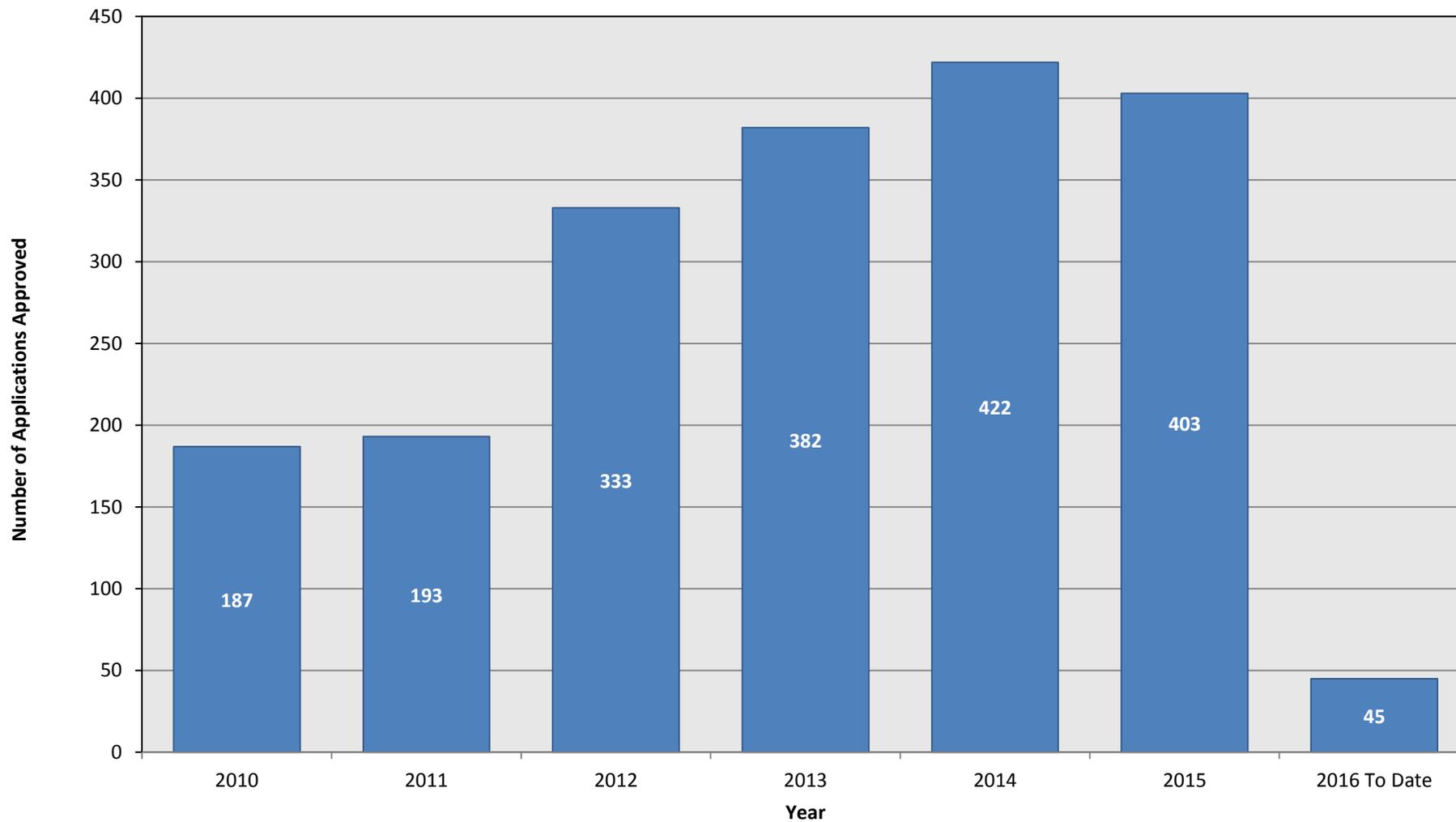
## Town of Bluffton New Commercial Construction and Additions Heated Square Footage 2010 - 2016



Note: The monthly average of additional commercial square footage in 2016 (year to date) is 12,535 which is a 47% decrease of additional commercial square footage from 2015.

Updated April 30, 2016

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





# Growth Management Application Update Report

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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

ATTACHMENT 11

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
<b>Active Cases</b>					
<b>Certificate of Appropriateness</b>					
<b>Highway Corridor Overlay District</b>					
COFA-12-15-009448	12/28/2015	0	Certificate of Appropriateness	Active	Erin Schumacher
<b>Applicant:</b>	JJL, Inc.	<b>Owner:</b>	Buckwalter Business Park Property Owners Association		
<b>PLAN DESCRIPTION:</b>	The applicant is requesting approval for two dealerships located at the intersection of Buckwalter Parkway and Fording Island Road. The facility will contain an approximately two 25000 SF dealerships including sales floor, offices and service bays. STATUS: The application was reviewed at the January 27, 2016 Planning Commission meeting and approved with conditions. Staff is awaiting updated materials. Once submitted, they will be reviewed to ensure that they meet the conditions of the approval and the Certificate of Appropriateness granted.				
<b>PROJECT NAME:</b>	VADEN NISSAN & INFINITI				
<b>Historic District</b>					
COFA-03-16-009567	03/22/2016	17 LAWRENCE ST	Certificate of Appropriateness	Active	Erin Schumacher
<b>Applicant:</b>	JKH Architect, LLC	<b>Owner:</b>	Meghan Young		
<b>PLAN DESCRIPTION:</b>	The Applicant, Joseph Hall, is requesting on behalf of the owners, Mr. and Mrs. Young, a Certificate of Appropriateness for the construction of a new carriage house structure located at 17 Lawrence Street. STATUS: The application was reviewed at the April 4th HPRC meeting and comments were provided to the Applicant. Staff is awaiting the submission of a final application for full HPC review.				
<b>PROJECT NAME:</b>	OLD TOWN				
COFA-03-16-009575	03/29/2016	17 WHARF ST	Certificate of Appropriateness	Active	Erin Schumacher
<b>Applicant:</b>	Nancy Moss	<b>Owner:</b>	Bluffton Non-Profit Housing Corporation		
<b>PLAN DESCRIPTION:</b>	A request by Garfield and Nancy Moss for review of a Certificate of Appropriateness to allow the construction of a cottage of approximately 1,080 SF on a proposed subdivided lot from the main property identified as R610-039-00A-0306-0000, in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. STATUS: The application was reviewed at the April 4th HPRC meeting and 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 May 4th meeting.				
<b>PROJECT NAME:</b>	OLD TOWN				



# Growth Management Application Update Report

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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

ATTACHMENT 11

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

### Certificate of Appropriateness

COFA-03-16-009568      03/22/2016      1223 MAY RIVER RD      Certificate of Appropriateness      Active      Erin Schumacher

**Applicant:** Court Atkins Architects, Inc.      **Owner:** RLB Squared LLC

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

**PROJECT NAME:** OLD TOWN

COFA-04-16-009606      04/19/2016      34 TABBY SHELL RD      Certificate of Appropriateness      Active      Erin Schumacher

**Applicant:** Sean Lewis      **Owner:** Dagmara Sakowicz

**PLAN DESCRIPTION:** A request by Sean Lewis, on behalf of Dagmara Sakowicz, for review of a Certificate of Appropriateness to allow the construction of a new single family residence of approximately 2,333 SF and a detached carriage house of approximately 1,199SF on the property identified as 34 Tabby Shell Road in the Tabby Roads Development, in the Old Town Bluffton Historic District and zoned Neighborhood General-HD.  
STATUS: The application was reviewed by the HPRC at the April 25th meeting. Staff is awaiting submission of a final application.

**PROJECT NAME:** TABBY ROADS PHASE 1

COFA-04-15-009182      04/20/2015      95 GREEN ST      Certificate of Appropriateness      Active      Erin Schumacher

**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 11, 2015 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:**



# Growth Management Application Update Report

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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

ATTACHMENT 11

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

### Certificate of Appropriateness

COFA-03-16-009570	03/22/2016	60 CALHOUN ST	Certificate of Appropriateness	Active	Erin Schumacher
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**Applicant:** Court Atkins Architects, Inc.

**Owner:** May River Montessori

**PLAN DESCRIPTION:** The Applicant is requesting the approval of a certificate of Appropriateness for the renovation of and an addition to the May River Montessori located at 60 Calhoun Street.  
**STATUS:** The application was reviewed at the April 4th HPRC meeting and comments were provided to the Applicant. A final application has been submitted and is being reviewed for conformance with the UDO and is scheduled for review by the full HPC at the May 4th meeting.

**PROJECT NAME:** OLD TOWN

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

**Owner:** RLB Squared LLC

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

**PROJECT NAME:** OLD TOWN

COFA-04-16-009581	04/04/2016	10 STATE OF MIND ST	Certificate of Appropriateness	Active	Erin Schumacher
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**Applicant:** Pearce Scott Architects, Inc.

**Owner:** Ken and Debra Timen

**PLAN DESCRIPTION:** A certificate of appropriateness for lot 14 promenade to build a 3,600SF mixed use building.  
**STATUS:** The application was reviewed by the HPRC at the April 11th meeting. Staff is awaiting submission of the final application.

**PROJECT NAME:** CALHOUN STREET PROMENADE



# Growth Management Application Update Report

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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

ATTACHMENT 11

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

### Certificate of Appropriateness

COFA-02-16-009490	02/01/2016	32 DR MELLICHAMP	Certificate of Appropriateness	Active	Erin Schumacher
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**Applicant:** Michael Vaccaro **Owner:** Apex Land & Development Co., LLC

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

**PROJECT NAME:** CALHOUN STREET PROMENADE

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

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

**PROJECT NAME:** OLD TOWN

COFA-10-14-8432	10/14/2014	209 GOETHE RD	Certificate of Appropriateness	Active	Erin Schumacher
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**Applicant:** George Gomolski **Owner:** Gomo Enterprises, LLC

**PLAN DESCRIPTION:** The applicant is requesting approval of a carriage house on 209 Goethe RD.  
**STATUS:** The project was reviewed at the October 27th HPRC meeting and comments provided to the applicant. Staff is awaiting a final application to be presented to the full HPC for final review.

**PROJECT NAME:** OLD TOWN



# Growth Management Application Update Report

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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

ATTACHMENT 11

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

### Certificate of Appropriateness

COFA-10-14-8424	10/10/2014	Various	Certificate of Appropriateness	Active	Erin Schumacher
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**Applicant:** Town of Bluffton **Owner:** owner

**PLAN DESCRIPTION:** A submittal of Town of Bluffton Home Series Plans for review by the HPC so that they may be utilized in the HD zoning districts  
 STATUS: The project was reviewed at the October 20th 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:** Town of Bluffton Home Series

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

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

**PROJECT NAME:** OLD TOWN

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

**PLAN DESCRIPTION:** A COFA for Carroll Cottage  
 STATUS: The application was redacted by the Applicant for revisions. Once revised, Staff will review the application for conformance with the Unified Development Ordinance (UDO) and Traditional Construction Patterns and schedule it for the next available HPRC meeting.  
 UPDATE: STATUS: The application was reviewed at the April 18th HPRC meeting and comments were provided to the Applicant. Staff is awaiting the submission of a final application for full HPC review.

**PROJECT NAME:** OLD TOWN



# Growth Management Application Update Report

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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

ATTACHMENT 11

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

### Certificate of Appropriateness

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

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

**PROJECT NAME:** OLD TOWN

COFA-03-16-009550	03/07/2016	45 CALHOUN ST	Certificate of Appropriateness	Active	Erin Schumacher
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**Applicant:** Michael Vaccaro **Owner:** Bob Clarkson

**PLAN DESCRIPTION:** A request by Mike Vaccaro, of Vaccaro Architects, for review of a Certificate of Appropriateness to allow for the renovation of an existing structure to include an addition to the front porch and a new egress at the rear on the property identified as 45 Calhoun Street in the Old Town Bluffton Historic District and zoned Neighborhood Center-HD.  
**STATUS:** The application was reviewed at the March 14th HPRC meeting and the April 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:** OLD TOWN

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



# Growth Management Application Update Report

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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

ATTACHMENT 11

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

### Certificate of Appropriateness

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

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

**Owner:** Shoreline Construction and Development, LLC

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

**PROJECT NAME:** CALHOUN STREET PROMENADE



# Growth Management Application Update Report

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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

ATTACHMENT 11

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

### Certificate of Appropriateness

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

**Owner:** leslie lessig

**PLAN DESCRIPTION:** The applicant is requesting approval for interior renovations, exterior changes including a garage addition, porch addition, enclosing stoop, adding dormers and changing exterior siding.

**STATUS:** The application was reviewed at the August 24th HPRC meeting and the October 7th HPC meeting where it was approved with conditions. Staff is awaiting updated materials. Once submitted, they will be reviewed to ensure that they meet the conditions of the approval and the Certificate of Appropriateness granted.

**PROJECT NAME:** OLD TOWN

COFA-02-16-009536	02/26/2016	35 THOMAS HEYWARD ST	Certificate of Appropriateness	Active	Erin Schumacher
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**Applicant:** Kara Hurst

**Owner:** Kara Hurst

**PLAN DESCRIPTION:** The applicant is requesting a COFA for the construction of an addition to an existing house and a new carriage house.

**STATUS:** The application was reviewed at the March 7th 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 May 4th meeting.

**PROJECT NAME:** OLD TOWN

### Historic District - Demolition

COFA-03-16-009578	03/30/2016	1256 MAY RIVER RD	Certificate of Appropriateness	Active	Erin Schumacher
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**Applicant:** Kiser & Associates, Inc.

**Owner:** John Dugue

**PLAN DESCRIPTION:** The applicant is requesting a Certificate of Appropriateness for the demolition of a garage located at 1256 May River Road.

**STATUS:** The application was reviewed at the April 4th HPRC meeting and comments were provided to the Applicant. It was then reviewed at the April 12th DRC meeting. 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 May 4th meeting.

**PROJECT NAME:** OLD TOWN

**Total Certificate of Appropriateness Cases: 24**



# Growth Management Application Update Report

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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

ATTACHMENT 11

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
<b>Active Cases</b>					
<b>Development Plan</b>					
<b>Development Plan</b>					
DP-04-16-009593	04/12/2016		Development Plan	Active	Pat Rooney
<b>Applicant:</b>	Thomas and Hutton		<b>Owner:</b>	May River Forest, LLC	
<b>PLAN DESCRIPTION:</b>	The Applicant is requesting Development Plan Approval for Palmetto Bluff - Block K7. The project will consist of general clearing, grading, paving, storm drainage, water and sanitary sewer infrastructure. The project will contain 17 residential lots and infrastructure to serve them. STATUS: Application was reviewed at the 4/26/16 DRC meeting. Staff is awaiting final submission of the application and plan set.				
<b>PROJECT NAME:</b>	PALMETTO BLUFF BLOCK K-7				
DP-12-15-009433	12/09/2015		Development Plan	Active	Kendra Lelie
<b>Applicant:</b>	THOMAS & HUTTON ENGINEERING CO.		<b>Owner:</b>	Grand Oak Hampton Lake, LLC	
<b>PLAN DESCRIPTION:</b>	The Applicant is requesting the approval of a Development Plan for a multi-family development. The proposed site will include 300 residential units. Status: Preliminary comments provided at the 12/22/2015 DRC meeting. The applicant submitted a Final Application on 2/22/2016. Staff received revised plans. Staff comments are due 5/3/2016.				
<b>PROJECT NAME:</b>	HAMPTON LAKE RESORT TRACT C				
DP-04-16-009604	04/18/2016		Development Plan	Active	Pat Rooney
<b>Applicant:</b>	S.O. Land Development, LLC		<b>Owner:</b>	S.O. Land Development, LLC	
<b>PLAN DESCRIPTION:</b>	The Applicant is requesting the approval of a development plan application for the amenity center within Southern Oaks.  STATUS: Under review for a 5/3/2016 DRC hearing.				
<b>PROJECT NAME:</b>	SOUTHERN OAKS PHASE 4				



# Growth Management Application Update Report

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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

ATTACHMENT 11

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

### Development Plan

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

**Owner:** THOMAS AND HUTTON

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

**PROJECT NAME:** CYPRESS RIDGE

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

**Owner:** BC Buckwalter LLC

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

**PROJECT NAME:** BUCKWALTER PLACE

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

**Owner:** Village Park Homes

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

**PROJECT NAME:** LAWTON STATION PHASE 4A & 5A

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

**Owner:** May River Forest, LLC

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

**PROJECT NAME:** PALMETTO BLUFF PHASE 3



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

### Development Plan

#### 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

DP-09-15-009350	09/28/2015		Development Plan	Active	Pat Rooney
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**Applicant:** Wm Gary McCamy **Owner:** Buckwalter Commercial, LLC

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

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

**PROJECT NAME:** WALMART AT CROSSROADS

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

**PLAN DESCRIPTION:** The applicant is requesting approval of a final development plan to construct a Bojangles Restaurant in the Buckwalter Commons Initial Master Plan area. The first partial phase of infrastructure construction was approved under development permit #295 for site work and to construct an access road with associated infrastructure known as "Pinellas Drive" (Buckwalter Plaza).  
**STATUS:** Application is under review for the 5/3/2016 DRC meeting.

**PROJECT NAME:** Bojangles-Buckwalter Pkwy



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ATTACHMENT 11

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## Active Cases

### Development Plan

#### Non PUD

DP-04-16-009615	04/22/2016	297 RED CEDAR ST	Development Plan	Active	Pat Rooney
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**Applicant:** David Kim **Owner:** David Kim

**PLAN DESCRIPTION:** The Applicant is requesting approval of a development plan for medical offices.  
Status: Application is under review for a 5/10/2016 DRC meeting.

**PROJECT NAME:** BLUFFTON PARK PHASE D-1/D-3

DP-03-16-009548	04/21/2016		Development Plan	Active	Pat Rooney
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**Applicant:** R. Stewart Design, LLC **Owner:** Henry Carroll

**PLAN DESCRIPTION:** The applicant is requesting a DP a commercial cottage and associated site improvements.  
Status: Application is under review for the 5/10/2016 DRC meeting.

**PROJECT NAME:** OLD TOWN

DP-03-16-009571	03/22/2016	60 CALHOUN ST	Development Plan	Active	Kendra Lelie
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**Applicant:** Court Atkins Architects, Inc. **Owner:** May River Montessori

**PLAN DESCRIPTION:** The Applicant is requesting approval of a Development Plan for the addition of a second floor to the May River Montessori School 2.  
Status: The application was heard on the 4/12 DRC meeting. Staff is awaiting the submission of a final application and plan set.

**PROJECT NAME:** OLD TOWN

### Preliminary Development Plan



# Growth Management Application Update Report

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ATTACHMENT 11

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:** JJL, Inc. **Owner:** WTS Bluffton

**PLAN DESCRIPTION:** 2-26-2015 | The Applicant is requesting Approval of a Final Development Plan for two automobile dealerships to be located within the Buckwalter Business Park Master Plan.  
 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 3/22/2016 DRC meeting.

**PROJECT NAME:** VADEN NISSAN & INFINITI

DP-8-14-8070	08/06/2014		Development Plan	Active	Pat Rooney
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**Applicant:** Thomas & Hutton **Owner:** May River Forest, LLC

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

STATUS: Awaiting resubmittal

**PROJECT NAME:** PALMETTO BLUFF BLOCK J



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ATTACHMENT 11

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

**Applicant:** Thomas and Hutton      **Owner:** Pure Acquisitions LLC

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

Final Development Plan Submitted on 2/16/2016.  
Status: Staff is awaiting responses to comments provided at the March 8, 2016 DRC meeting.

Preliminary  
The applicant is requesting approval of a Development Plan for Hampton Lake Phase 4. The project consists of forty-nine (49) residential lots, Hampton Lake Expansion and associated infrastructure. Comments were provided to the applicant at the Design Review Commission meeting on January 19, 2016. The applicant will need to provide revisions to obtain approval.  
Status: Final submittal received February 16, 2016 for staff review.

**PROJECT NAME:** HAMPTON LAKE PHASE 4

### Public Project

DP-04-16-009605      04/19/2016           Development Plan      Active      Kendra Lelie

**Applicant:** Time Warner Cable      **Owner:** CALHOUN DEVELOPMENT LLC

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

**PROJECT NAME:** CALHOUN STREET PROMENADE



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

ATTACHMENT 11

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

### Development Plan

DP-04-16-009608	04/20/2016		Development Plan	Active	Pat Rooney
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**Applicant:** Andrews **Owner:** Town of Bluffton

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

**PROJECT NAME:** SCHULTZ/GOETHE RD

DP-04-16-009621	04/28/2016		Development Plan	Active	Pat Rooney
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**Applicant:** Time Warner Cable **Owner:** Town of Bluffton

**PLAN DESCRIPTION:** The applicant is requesting approval for TWC (Time Warner Cable) to horizontal drill a total of 889 feet of underground cable along Persimmon Street and Sheridan Park Circle using 2" HDPE conduit.  
 Status: Application is under review for the 5/10/2016 DRC meeting.

**PROJECT NAME:**

DP-04-16-009616	04/25/2016		Development Plan	Active	Kendra Lelie
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**Applicant:** Time Warner Cable **Owner:** Town of Bluffton

**PLAN DESCRIPTION:** The Applicant is requesting approval of a public project to utilize conventional and directional drilling at various depths with a minimum of 36" depending on field verified obstructions to avoid trees and root structures.  
 Status: Application is under review for the 5/3/2016 DRC meeting.

**PROJECT NAME:** OLD TOWN

**Total Development Plan Cases: 20**

### Development Plan Amendment

NA



# Growth Management Application Update Report

ATTACHMENT 11

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

### Development Plan Amendment

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

**PLAN DESCRIPTION:** An application to amend development plan 9350 to update property lines to reflect the new ROW to widen HWY 170.

**PROJECT NAME:** WALMART AT CROSSROADS

### PUD

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

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

**PROJECT NAME:** SEAGRASS STATION PHASE 1

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

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

**PROJECT NAME:** BLUFFTON PARK TRACT B-3

**Total Development Plan Amendment Cases: 3**

### Master Plan Amendment



# Growth Management Application Update Report

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ATTACHMENT 11

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

### Master Plan Amendment

#### Major

MPA-11-14-8601	01/22/2016		Master Plan Amendment	Active	Pat Rooney
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**Applicant:** Thomas & Hutton

**Owner:** D R Horton

**PLAN DESCRIPTION:** The Applicant is requesting a minor Master Plan Amendment to the Cypress Ridge Master Plan for a revision in allowed use of approx. +/- 5.3 acres south of the Cypress Ridge neighborhood entry from storage/maintenance facility to commercial, the revision of commercially designated ares on DR Horton Inc. owned property in aggregate of +/- 4.5 acres and the relocation of the Cypress Ridge designated amenity area.

Status: Application was reviewed at the 2/9/16 DRC meeting. Staff is awaiting updated materials. Once submitted, they will be reviewed to ensure that they address the outstanding comments.

#### HISTORY

The Applicant is requesting a minor Master Plan Amendment to the Cypress Ridge Master Plan (applied 11/19/14) for a planned unit development subdivision consisting of detached and attached single family homes, commercial/retail development and recreational amenities.

Status: Approved MPA on 2/11/2015.

**PROJECT NAME:** CYPRESS RIDGE

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 April 12th (Public Hearing) Town Council meeting. Preliminary DRC comments provided on November 17th. Awaiting resubmission for final Development Plan.

**PROJECT NAME:** BUCK ISLAND/SIMMONSVILLE



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ATTACHMENT 11

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

Total Master Plan Amendment Cases: 2

### Subdivision Plan

#### General

SUB-04-16-009625	04/29/2016	301 BUCK ISLAND RD	Subdivision Plan	Active	Theresa Thorsen
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**Applicant:** Tamika Jenkins **Owner:** Leroy Jenkins

**PLAN DESCRIPTION:** The Applicant is requesting a Subdivision to divide a lot into two lots to be able to place a manufactured home.

**PROJECT NAME:**

SUB-04-16-009598	04/14/2016		Subdivision Plan	Active	Theresa Thorsen
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**Applicant:** Thomas and Hutton **Owner:** Pure Acquisitions LLC

**PLAN DESCRIPTION:** The applicant is requesting approval for a subdivision plan whereby the dedication process of Ownership of common areas to the Hampton Lake Community Association. The subject property is located within the Hampton Lake Community and consists of various, non-contiguous properties, all with the same parcel ID number.  
STATUS: On DRC agenda May 2, 2016.

**PROJECT NAME:** HAMPTON LAKE PHASE 1

SUB-03-16-009576	03/29/2016	17 WHARF ST	Subdivision Plan	Active	Theresa Thorsen
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**Applicant:** Bluffton Non-Profit Housing Corporation **Owner:** Bluffton Non-Profit Housing Corporation

**PLAN DESCRIPTION:** The Applicant is requesting a subdivision of the property to create a new 55x80' lot.  
Status: Staff is reviewing the application and plans for the 4/19 DRC meeting.  
STATUS: Applicant needs to resubmit utility letters and awaiting approval of COFA 3-16-9575.

**PROJECT NAME:** OLD TOWN



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ATTACHMENT 11

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

### Subdivision Plan

SUB-04-16-009610	04/21/2016	337 BUCKWALTER PLACE BLVD	Subdivision Plan	Active	Theresa Thorsen
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**Applicant:** Atlas Surveying & Mapping **Owner:** PARCEL 6 LLC %TOM ZINN

**PLAN DESCRIPTION:** The applicant is requesting approval to subdivide lot 3 into two additional lots for future sale.  
STATUS: On DRC agenda May 3, 2016.

**PROJECT NAME:** BUCKWALTER PLACE

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-02-16-009528	02/23/2016	180 BUCK ISLAND RD	Subdivision Plan	Active	Theresa Thorsen
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**Applicant:** Jose Duran **Owner:** Jose Duran

**PLAN DESCRIPTION:** The applicant is requesting a subdivision of R610 031 000 004C 0000 into three lots for placement of mobile homes.  
STATUS: Application is on the March 8th DRC meeting. At the DRC meeting applicant was asked to provide letters/documentation regarding utilities to be provided for all three lots- 3/9/2016.

UPDATE: Applicant has not resubmitted nor contacted Staff. Project is on hold. 3/23/2016

**PROJECT NAME:**

### Historic District



# Growth Management Application Update Report

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## Active Cases

### Subdivision Plan

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

#### UDO Text Amendment

ZONE-02-16-009523	02/22/2016		Zoning Action	Active	Kendra Lelie
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**Applicant:** Town of Bluffton **Owner:** Town of Bluffton

**PLAN DESCRIPTION:** The applicant requests adoption of an ordinance for a zoning text amendment to Section 6.5 Sustainable Development Incentives, Establishing a Density Bonus Incentive for the Development of Workforce/Affordable Housing.  
Status: Application will be heard at a public hearing at the 3/23/2016 Planning Commission meeting and for 1st reading at the 4/12/2016 Town Council meeting and for 2nd reading/public hearing at the 5/10/2016 Town Council meeting.

**PROJECT NAME:**

**Total Zoning Action Cases: 1**

**Total Active Cases: 57**



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**Total Plan Cases: 57**