



GROWTH MANAGEMENT UPDATE

September 13, 2016

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

- a. **Planning Commission:** August 24, 2016, meeting agenda attached. Next meeting scheduled for September 28, 2016.
- b. **Historic Preservation Commission:** September 7, 2016, meeting agenda attached. Next meeting scheduled for October 5, 2016.
- c. **Board of Zoning Appeals:** September 6, 2016, cancellation notice attached. Next meeting scheduled for October 4, 2016.
- d. **Development Review Committee:** August 9, August 16, August 23, August 30, and September 6, 2016, meeting agendas attached. Next meeting scheduled for September 13, 2016.
- e. **Historic Preservation Review Committee:** August 15, and August 29, 2016, meeting agendas; and August 8, August 22, and September 6, 2016, cancellation notices attached. Next meeting scheduled for September 12, 2016.
- f. **Construction Board of Adjustment and Appeals:** August 23, 2016, meeting cancellation notice attached. Next meeting scheduled for September 27, 2016.
- g. **Affordable Housing Committee:** September 6, 2016, meeting agenda attached. Next meeting scheduled for October 4, 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.
- b. **Home Repair Program - Minor.** As of July 1, 2016, the program has been funded by Town Council for FY17 and Town Staff is continuing to process applications for assistance. 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 and at Town of Bluffton Town Hall located at the Theodore D. Washington Municipal Building at 20 Bridge Street.

ATTACHMENTS:

1. Planning Commission meeting agenda for August 24, 2016;
2. Historic Preservation Commission meeting agenda for September 7, 2016;
3. Board of Zoning Appeals meeting cancellation notice for September 6, 2016;
4. Development Review Committee meeting agendas for August 9, August 16, August 23, August 30, and September 6, 2016;
5. Historic Preservation Review Committee meeting agendas for August 15, and August 29, 2016; and cancellation notices for August 8, August 22, and September 6, 2016;
6. Construction Board of Adjustment and Appeals meeting cancellation notice for August 23, 2016;
7. Affordable Housing Committee meeting agenda for September 6, 2016;
8. 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);
9. Planning Active Application Report.



**TOWN OF BLUFFTON
PLANNING COMMISSION MEETING AGENDA**

Theodore D. Washington Municipal Building
Large Meeting Room
Wednesday, August 24, 2016, 6:00p.m.

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 – July 27, 2016

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

VIII. OLD BUSINESS

IX. NEW BUSINESS

1. FOR ACTION

- A. Certificate of Appropriateness.** The Applicant, Michael Kronimus on behalf of B2K, LLC, requests a Certificate of Appropriateness for the approval of a two story mixed use commercial structure of approximately 5,000 SF on the property located at 7 Johnston Way within the Bluffton Village Development, and zoned Bluffton Village PUD. (COFA-08-16-9998)

X. DISCUSSION

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

XI. ADJOURNMENT

NEXT MEETING DATE: Wednesday, September 28, 2016

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



TOWN OF BLUFFTON HISTORIC PRESERVATION COMMISSION

Theodore D. Washington Municipal Building
Large Meeting Room
Wednesday, September 7, 2016, 6:00p.m.

I. CALL TO ORDER

II. ROLL CALL

III. NOTICE REGARDING ADJOURNMENT

The Historic Preservation Commission will not hear new items after 9:30 p.m. unless authorized by a majority vote of the Commission Members present. Items which have not been heard before 9:30 p.m. may be continued to the next regular meeting or a special meeting date as determined by the Commission Members.

IV. NOTICE REGARDING PUBLIC COMMENTS

Every member of the public who is recognized to speak shall address the Chairman and in speaking, avoid disrespect to Commission, Staff, or other members of the Meeting. State your name and address when speaking for the record. **COMMENTS ARE LIMITED TO THREE (3) MINUTES.**

V. ADOPTION OF AGENDA

VI. ADOPTION OF MINUTES – July 6, 2016

VII. ELECTION OF OFFICERS

1. Chairman

2. Vice-Chairman

VIII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

IX. OLD BUSINESS

X. NEW BUSINESS

1. FOR ACTION

- A. Certificate of Appropriateness Amendment.** A request by Mike Vaccaro, for approval of a Certificate of Appropriateness Amendment to allow for the revision of the design of the exhaust and air intake for the hood system on the property identified as lot 11A in the Calhoun Street Promenade Development in the Old Town Bluffton Historic District and zoned Neighborhood Core-HD (COAA-2-15-8956).

- B. Certificate of Appropriateness.** A request by Randolph Stewart on behalf of Gomo Enterprises, LLC., for approval of a Certificate of Appropriateness-HD to allow the construction of a new mixed use building of approximately 3,350 SF and a carriage house of approximately 1,150 SF on the currently undeveloped lot located at 209 Goethe Road in the in the May River Road Development, in the Old Town Bluffton Historic District, and zoned Neighborhood Core-HD (COFA-10-14-8432).
- C. Certificate of Appropriateness.** A request by Southern Coastal Homes, for approval of a Certificate of Appropriateness-HD to allow the construction of a new single family residential structure of approximately 1,800 SF and a carriage house of approximately 390 SF on the currently undeveloped lot located at 5768 Yaupon Road (Lot 16B) in the Stock Farm development in the in the Old Town Bluffton Historic District, and zoned Neighborhood General-HD (COFA-07-16-9850).
- D. Certificate of Appropriateness.** A request by Doreen and Stu Baumann, for approval of a Certificate of Appropriateness-HD to allow the construction of a screen porch addition of approximately 210 SF to the existing single family residential structure and the addition of a carport of approximately 265 SF to the existing carriage house on the currently developed lot located at 14 Stock Farm Road in the Stock Farm development in the in the Old Town Bluffton Historic District, and zoned Neighborhood General-HD (COFA-07-16-9863).
- E. Certificate of Appropriateness.** A request by Court Atkins Architects on behalf of Stephanie and Rick Simmons, for approval of a Certificate of Appropriateness-HD to allow the construction of a single family residence of approximately 2,875 SF and a carriage house of approximately 1,060 SF on the currently undeveloped lot located at 5917 Ginkgo Lane (Lot 31) in the Stock Farm development in the in the Old Town Bluffton Historic District, and zoned Neighborhood General-HD (COFA-07-16-9914).
- F. Certificate of Appropriateness.** A request by Chris Burden, for approval of a Certificate of Appropriateness-HD to allow the construction of an addition of approximately 250 SF onto the existing single family residence located at 137 Bridge Street in the Old Town Bluffton Historic District, and zoned Riverfront Edge-HD (COFA-07-16-9957).

XI. DISCUSSION

XII. ADJOURNMENT

NEXT MEETING DATE – Wednesday, October 5, 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, September 6, 2016, at 6:00 p.m.

Has been CANCELED
due to lack of agenda items

The next meeting is scheduled for
Tuesday, October 4, 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, August 9, 2016, 1:00 p.m.

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

1. **Heritage at New Riverside – Development Plan Amendment:** A request by Thomas and Hutton on behalf of D.R. Horton for the approval of a Development Plan Amendment. The proposed amendment consists of a decrease in density in the northern section (Phase II), resulting in minor road and lot adjustments. The property is located on SC HWY 46, west of HWY 170. The development is located within the New Riverside PUD and is identified by tax map numbers R610 035 000 0014 0000 and R610 035 000 0015 0000. (PD.04.08.365)

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT

NEXT MEETING DATE: Tuesday, August 16, 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, August 16, 2016, 1:00 p.m.

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

- 1. Abandoned Service Station – Contributing Structure Demolition:** A request by Vaux Marscher Berglind, PA on behalf of Helen P. Messex Revocable Trust for the approval of a demolition. The proposed project consists of the demolition of buildings and the removal of underground storage tanks. The Property is located on 71 Calhoun Street and is identified by tax map number R610 039 00A 0099 0000. (COFA-8-16-9988)
- 2. Hampton Lake Phase 5 – Preliminary Development Plan:** A request by Thomas and Hutton on behalf of HL Development, LLC for the approval of a Preliminary Development Plan. The proposed development consists of 93 single family lots and associated infrastructure. The Property is located on Bluffton Parkway within the Buckwalter PUD and is identified by tax map number R614 029 000 1735 0000. (DP-07-16-9971)
- 3. Outback Steakhouse – Minor Subdivision:** A request by Garrison Bluffton, LLC for the approval of a Minor Subdivision. The project includes the division of 0.557 acre developed parcel. The Property is located on Buckwalter Parkway within the Buckwalter PUD and is identified by tax map number R614 022 000 0860 0000. (SUB-8-16-10006)

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT

NEXT MEETING DATE: Tuesday, August 22, 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, August 23, 2016, 1:00 p.m.

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

1. **Bluffton Parkway Medical Offices – Final Development Plan:** A request by South Carolina Investment Group for the approval of a Final Development Plan. The proposed development consists of four medical office buildings and associated infrastructure. The Property is located at the corner of Bluffton Parkway and Persimmon Street within the Shultz PUD and is identified by tax map numbers R610 031 000 1369 0000, R610 031 000 1379 0000 and R61 031 000 1380 0000 (DP-04-16-9615).

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT

NEXT MEETING DATE: Tuesday, August 30, 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, August 30, 2016, 1:00 p.m.

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

1. **JC's Cove – Utility Installation Project:** A request by Brian Pennell on behalf of Jim Saba for the approval of a Utility Installation Project. The project consists of water and sewer utilities installation along JC's Cove Road off of South Carolina Highway 46. The property is zoned Agriculture and is identified by tax map numbers 039 000 1129, R600 039 000 1128 0000, R600 039 000 0847 and R600 039 000 031D 0000 (DP 8-16-10013).
2. **Seagrass Station Phase 1A – Subdivision Amendment:** A request by Centex Homes for the approval of a Subdivision Amendment. The amendment proposes the revision of Phase 1A final plat to include Lots B44 and B45 in a previously undeveloped area. The property is located on Highway 170 at Verdier Plantation within the Village at Verdier PUD and is identified by tax map numbers R610 021 000 0017 0000, R610 021 000 0313 0000 and R610 021 000 0652 0000 (DP-01-16-9480).
3. **Seagrass Station Phase 2 – Final Development Plan:** A request by Centex Homes for the approval of a Final Development Plan. The proposed development consists of 67 single family residential lots and associated infrastructure. The property is approximately 17.8 acres located on Highway 170 at Verdier Plantation within the Village at Verdier PUD and is identified by tax map numbers R610 021 000 0518 0000 (DP-05-16-9632).
4. **Cypress Ridge Amenity Center – Preliminary Development Plan:** A request by Thomas and Hutton Engineering on behalf of D.R. Horton, Inc. for the approval of a Preliminary Development Plan. The proposed development consists of constructing a new amenity center and associated infrastructure. The property is approximately 5 acres located east of SC Highway 170 within the Jones Estate PUD and is identified by tax map number R614 028 000 0916 0000 (DP-08-16-10020).

5. **Cypress Ridge Phase 8 – Preliminary Development Plan:** A request by Thomas and Hutton Engineering on behalf of D.R. Horton, Inc. for the approval of a Preliminary Development Plan. The proposed development consists of 62 single family residential lots and associated infrastructure. The property is approximately 42.4 acres located east of SC Highway 170 within the Jones Estate PUD and is identified by tax map number R614 028 000 0916 0000 (DP-08-16-10021).

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT

NEXT MEETING DATE: Tuesday, September 6, 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, September 6, 2016, 1:00 p.m.

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

1. **Heritage at New Riverside Phase 2C – Preliminary Development Plan:** A request by Thomas and Hutton Engineering on behalf of D.R. Horton, Inc. for the approval of a Preliminary Development Plan. The proposed development consists of 49 single family residential lots and associated infrastructure. The property is approximately 18 acres located at SC 46 and west of SC 46/170 within the New Riverside PUD and is identified by tax map number R614 035 000 0014 0000 (DP-8-16-10036).
2. **Cypress Ridge Phase 6D – Subdivision:** A request by Thomas and Hutton Engineering on behalf of D.R. Horton, Inc. for the approval of a Subdivision. The proposed subdivision consists of 17 single family detached dwellings and associated infrastructure. The property is located on Highway 170 at Cypress Ridge within the Jones Estate PUD and is identified by tax map number R614 028 000 0916 0000 (SUB-08-16-10041).

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT

NEXT MEETING DATE: Tuesday, September 13, 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, August 8, 2016, at 4:00 P.M.

has been CANCELED
due to lack of agenda items

The next meeting is scheduled for
Monday, August 15, 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, August 15, 2016, 4:00 p.m.

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

1. **71 and 69 Calhoun Street.** A request by Vaux Marscher Berglind, PA, on behalf of Helen P. Messex Revocable Trust, for review of a Certificate of Appropriateness-HD Demolition Application to demolish the existing structures located at 71 and 69 Calhoun Street in the Old Town Bluffton Historic District, and zoned Neighborhood Center-HD (COFA-08-16-9988).
2. **12 Lawrence Street.** A request by Tyler Melnick, for review of a Certificate of Appropriateness-HD to construct a carriage house of approximately 880 SF on the currently developed single family residential lot located at 12 Lawrence Street in the Old Town Bluffton Historic District, and zoned Neighborhood General-HD (COFA-08-16-9995).

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT

NEXT MEETING DATE: Monday, August 22, 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, August 22, 2016, at 4:00 P.M.

has been CANCELED
due to lack of agenda items

The next meeting is scheduled for
Monday, August 29, 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, August 29, 2016, 4:00 p.m.

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

- 1. 1321 May River Road.** A request by Kevin Grenier of KRA, Inc. on behalf of Landmark 2 Developers, LLC, for review of a Certificate of Appropriateness-HD to construct a new 3 story boutique inn of approximately 7,670 SF on the currently undeveloped lot located at 1321 May River Road (Lot 1) in the Calhoun Street Promenade development in the in the Old Town Bluffton Historic District, and zoned Neighborhood Core-HD (COFA-08-16-10035).

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT

NEXT MEETING DATE: Tuesday, September 6, 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

Tuesday, September 6, 2016, at 4:00 P.M.

has been CANCELED
due to lack of agenda items

The next meeting is scheduled for
Monday, September 12, 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, August 23, 2016, at 6:00 P.M.

Has been CANCELED
due to lack of agenda items

The next meeting is scheduled for
Tuesday, September 27, 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, September 6, 2016

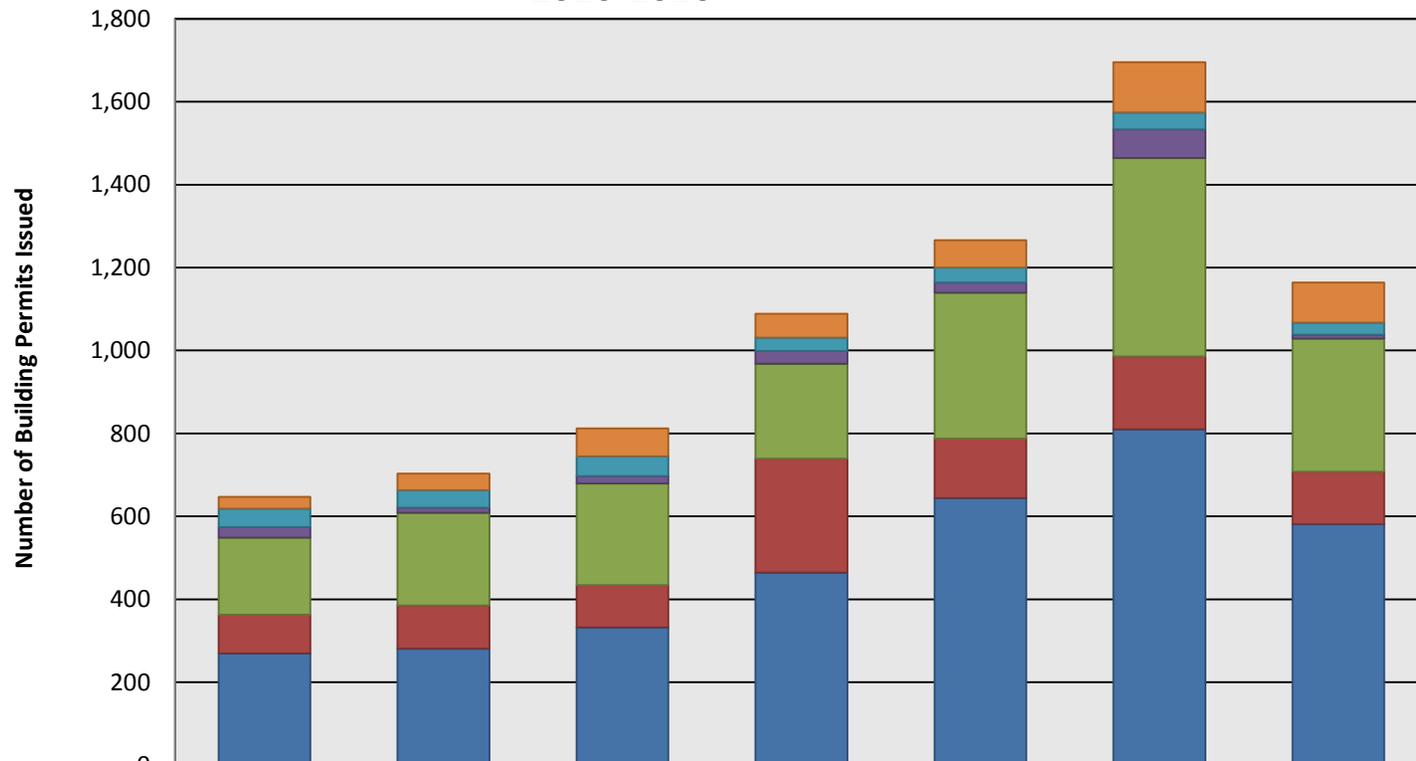
10:00 a.m.

- I. CALL TO ORDER
- II. ROLL CALL
- III. ADOPTION OF AGENDA
- IV. ADOPTION OF MINUTES – August 2, 2016
- V. PUBLIC COMMENTS
- VI. OLD BUSINESS
 - 1. Standard Operating Procedures for the sale/purchase of a Wharf Street Redevelopment home
 - 2. Should homes smaller than 588 sq. ft. be added to our Bluffton Home Series
- VII. NEW BUSINESS
 - 1. Follow up to Tiny Home Tour
- VIII. PUBLIC COMMENTS
- IX. DISCUSSION
 - 1. Neighborhood Assistance Program Monthly Update
- X. ADJOURNMENT

NEXT MEETING DATE – Tuesday, October 4, 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

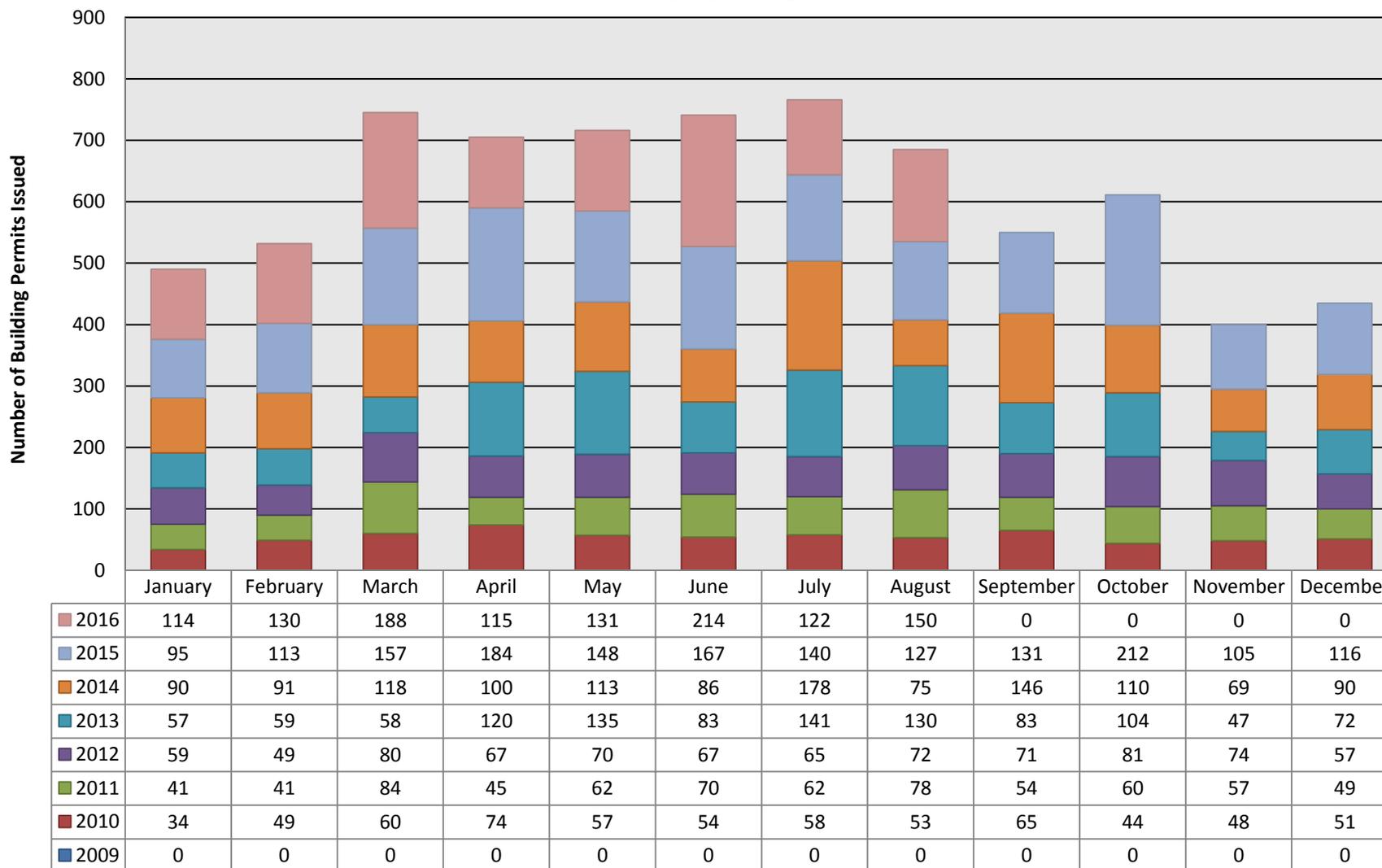


| | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 To Date |
|--|------|------|------|------|------|------|--------------|
| Other Commercial | 28 | 40 | 67 | 58 | 66 | 121 | 97 |
| Commercial Addition | 45 | 42 | 48 | 32 | 36 | 41 | 29 |
| New Commercial Construction/ Tenant Upfit | 25 | 12 | 18 | 31 | 25 | 69 | 9 |
| Other Residential | 186 | 224 | 245 | 229 | 351 | 478 | 321 |
| Residential Addition | 94 | 104 | 102 | 275 | 144 | 176 | 127 |
| New Single Family/Multi-Family Residential | 269 | 281 | 332 | 464 | 644 | 810 | 581 |

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 103 per month which is a 3% increase of building permits issued on a monthly basis from 2015.

Town of Bluffton Building Permits Issued Per Month 2010-2016

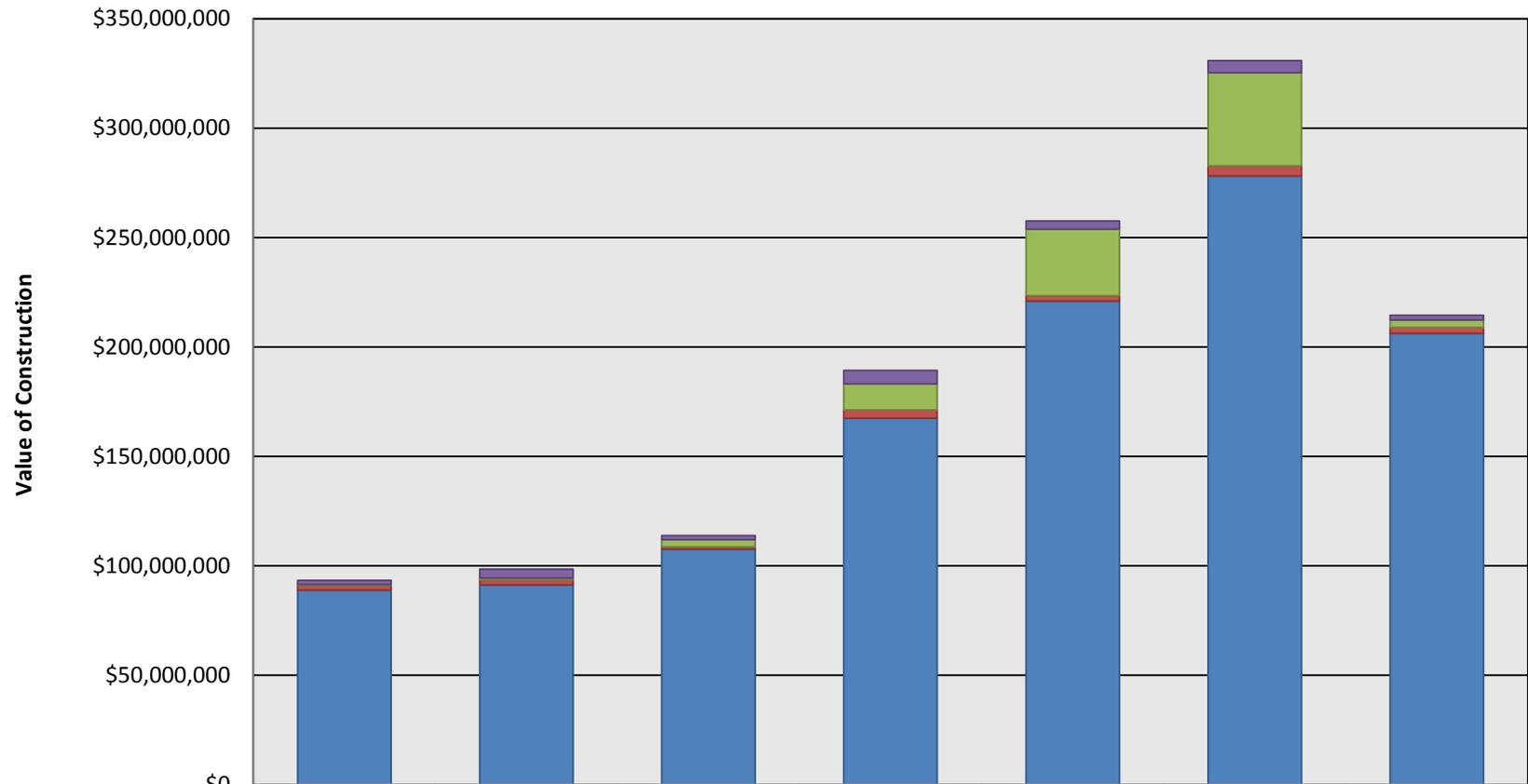


Notes: 1. "Other" Building Permits include permits for demolition, electrical, plumbing, gas, irrigation, HVAC replacement, pool/spa, roof repair, tent, construction trailer, fire sprinkler system, fire alarm system, and manufactured home replacement.

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

Month

Town of Bluffton Value of Construction 2010-2016



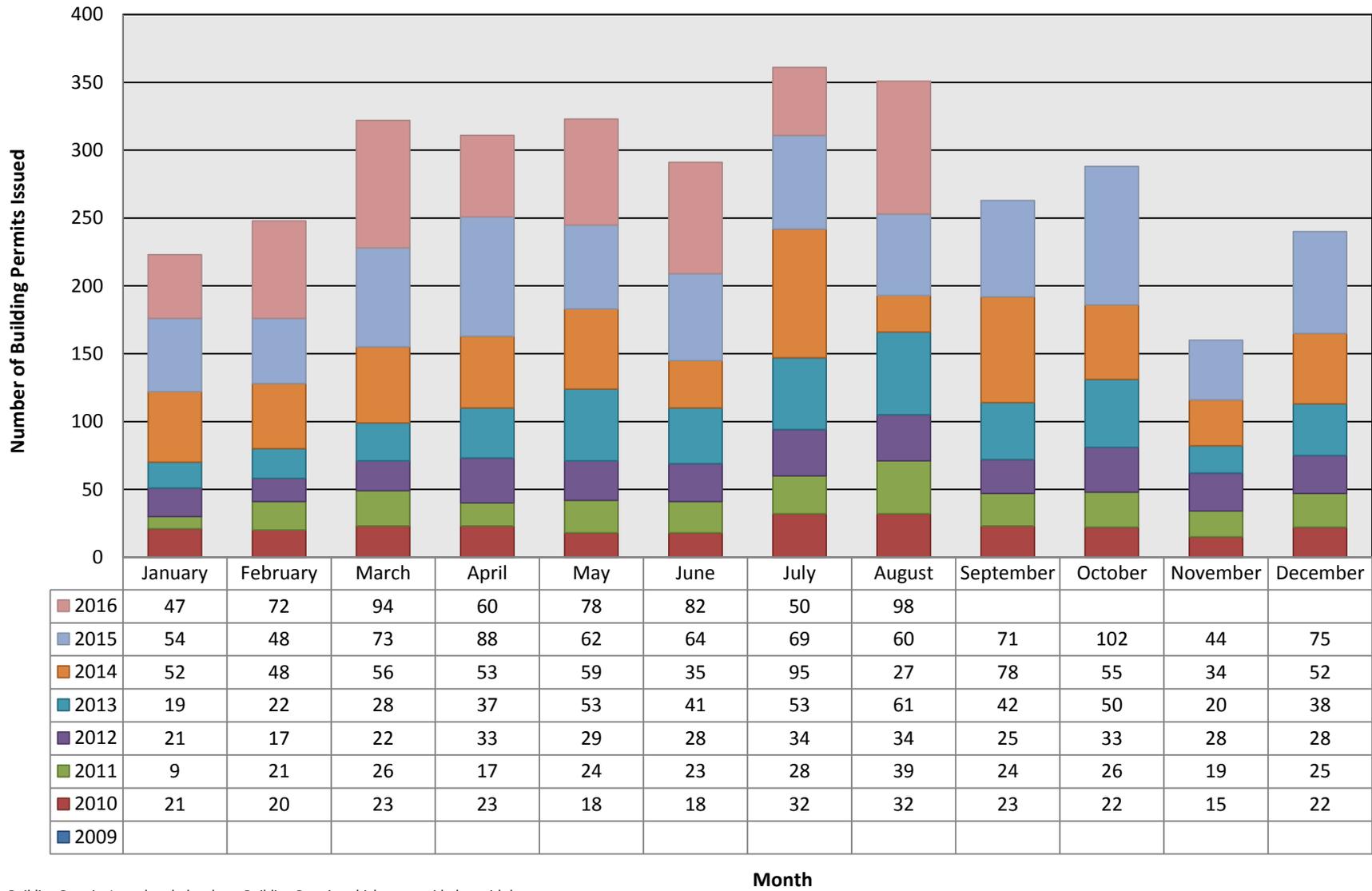
| | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 To Date |
|------------------------------------|--------------|--------------|---------------|---------------|---------------|---------------|---------------|
| Commercial Additions | \$1,900,201 | \$4,043,767 | \$1,829,112 | \$6,108,604 | \$3,581,161 | \$5,640,708 | \$2,233,334 |
| New Commercial/ Tenant Upfits | \$456,337 | \$852,545 | \$3,265,626 | \$12,026,404 | \$30,496,645 | \$42,515,253 | \$3,344,827 |
| Residential Additions/ Renovations | \$2,129,051 | \$2,279,051 | \$1,115,065 | \$3,729,782 | \$2,519,255 | \$4,652,929 | \$2,721,850 |
| New Single Family/ Multi-Family | \$88,820,755 | \$91,316,936 | \$107,490,514 | \$167,435,317 | \$220,887,215 | \$278,078,709 | \$206,209,835 |

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 Sept 1, 2016

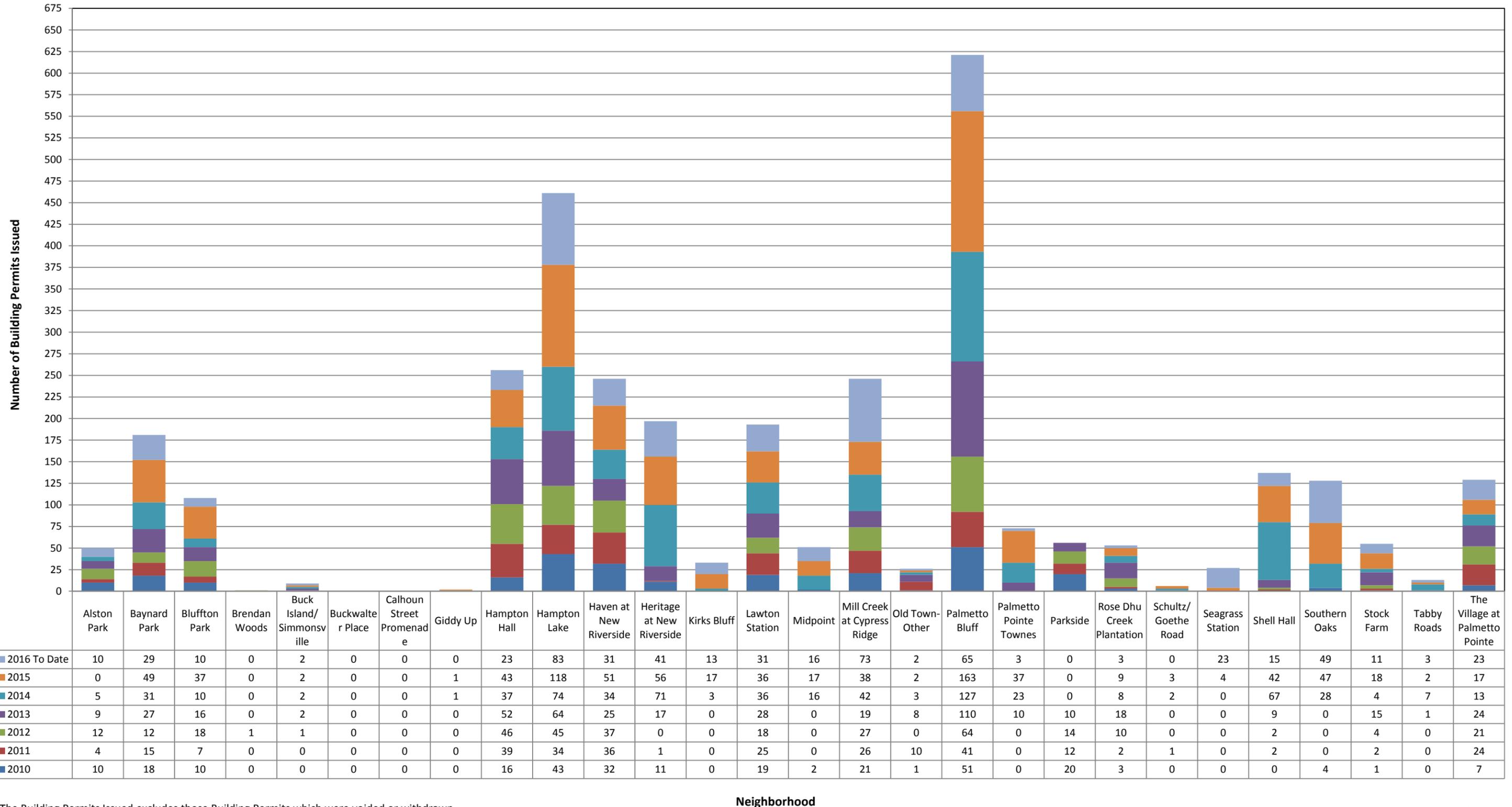
Town of Bluffton New Single Family/ Multi-Family Residential Building Permits Issued Per Month 2010-2016



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

Updated Sept 1, 2016

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

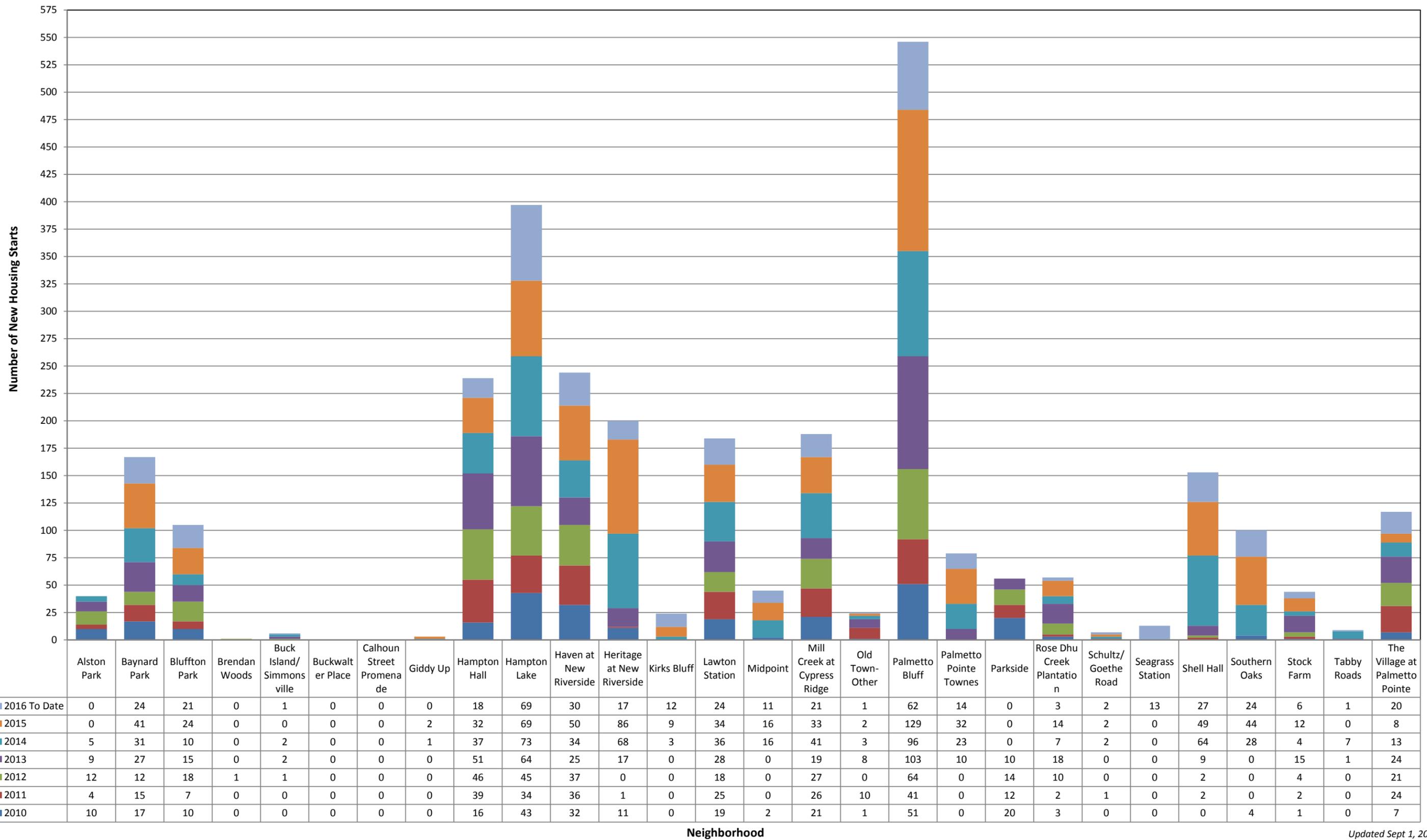


Note: The Building Permits Issued excludes those Building Permits which were voided or withdrawn

Neighborhood

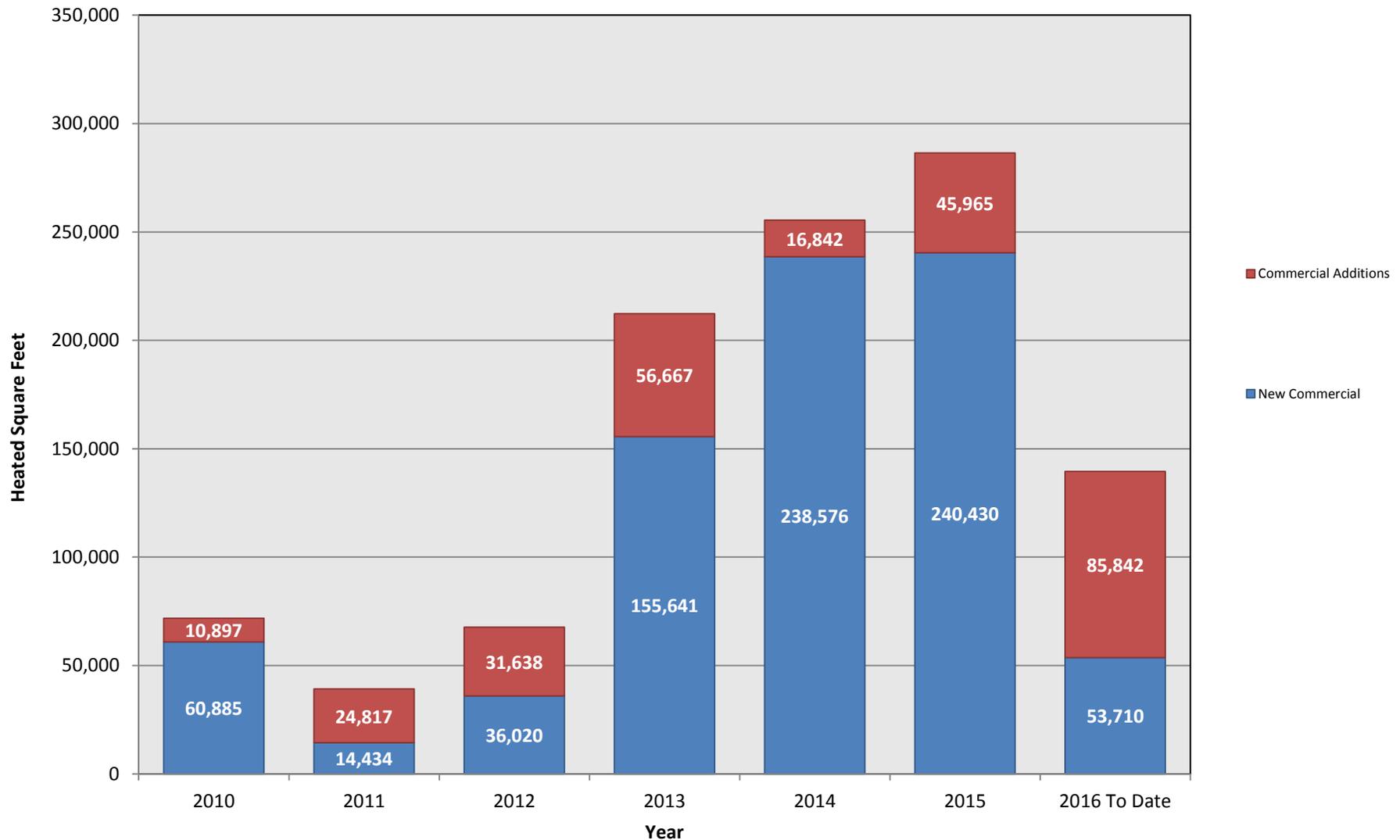
Updated Sept 1, 2016

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



Neighborhood

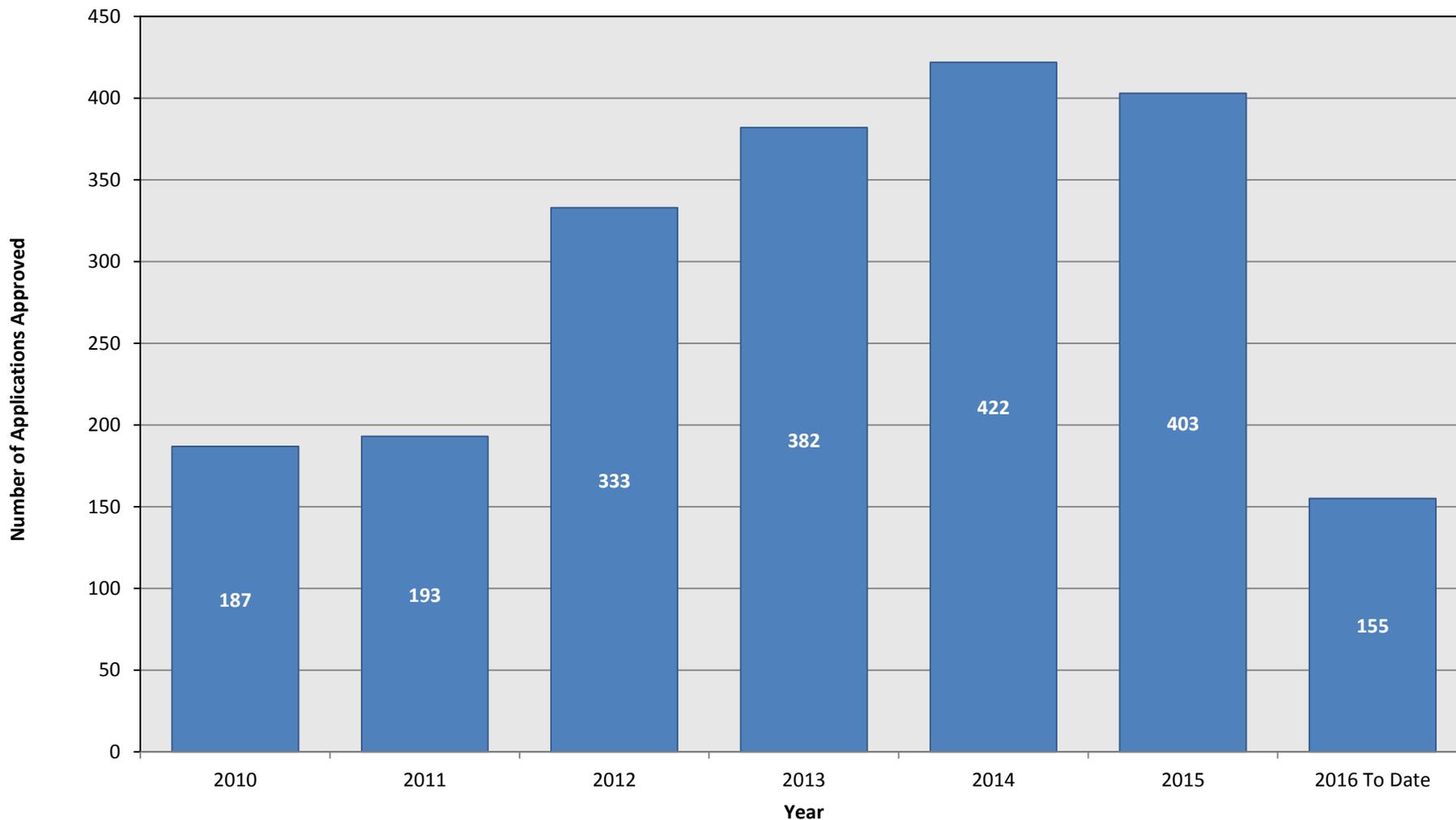
Town of Bluffton New Commercial Construction and Additions Heated Square Footage 2010 - 2016



Note: The monthly average of additional commercial square footage in 2016 (year to date) is 17444 which is a 27% decrease of additional commercial square footage from 2015.

Updated Sept 1, 2016

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





Growth Management Application Update Report

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

| Case Number | Application Date | Property Address | Plan Type | Plan Status | Plan Mgr |
|-------------|------------------|------------------|-----------|-------------|----------|
|-------------|------------------|------------------|-----------|-------------|----------|

Active Cases

Certificate of Appropriateness

Highway Corridor Overlay District

| | | | | | |
|-------------------|------------|----------------|--------------------------------|--------|-----------------|
| COFA-08-16-009998 | 08/05/2016 | 7 JOHNSTON WAY | Certificate of Appropriateness | Active | Erin Schumacher |
|-------------------|------------|----------------|--------------------------------|--------|-----------------|

Applicant: KRA, Inc.

Owner: B2K LLC

PLAN DESCRIPTION: The applicant is requesting approval to construct a two story building with a restaurant on the first floor and office space on the second floor. The total square footage will be 5000.
STATUS: The application is currently being reviewed by Staff for conformance with the Unified Development Ordinance (UDO) and the Bluffton Village PUD regulations associated with the parcel and is scheduled for review by the PC at the August 24th meeting.

PROJECT NAME: BLUFFTON VILLAGE PHASE IID

| | | | | | |
|-------------------|------------|-------------------|--------------------------------|--------|-----------------|
| COFA-06-16-009716 | 06/02/2016 | 30 SILVER LAKE RD | Certificate of Appropriateness | Active | Erin Schumacher |
|-------------------|------------|-------------------|--------------------------------|--------|-----------------|

Applicant: JK Tiller Associates Inc

Owner: DR Horton

PLAN DESCRIPTION: The Applicant is requesting A Certificate of Appropriateness to construct a regional corporate office for D R Horton at the community entrance for Cypress Ridge to include the landscaping, lighting, and assorted buffers.
STATUS: The application was reviewed at the July 11th Special Meeting of the Planning Commission 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: CYPRESS RIDGE - OFFICE BUILDING

Historic District

| | | | | | |
|-------------------|------------|-------------------|--------------------------------|--------|-----------------|
| 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



Growth Management Application Update Report

ATTACHMENT 9

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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

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

Certificate of Appropriateness

| | | | | | |
|-------------------|------------|-------------------|--------------------------------|--------|-----------------|
| COFA-04-16-009606 | 04/19/2016 | 34 TABBY SHELL RD | Certificate of Appropriateness | Active | Erin Schumacher |
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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 at the April 25th HPRC meeting and the June 1st HPC meeting and approved with conditions. Staff is awaiting updated materials. Once submitted, they will be reviewed to ensure that they meet the conditions of the approval and the Certificate of Appropriateness granted.

PROJECT NAME: TABBY ROADS PHASE 1

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|-------------------|------------|-------------------|--------------------------------|--------|-----------------|
| COFA-08-16-010035 | 08/19/2016 | 1321 MAY RIVER RD | Certificate of Appropriateness | Active | Erin Schumacher |
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Applicant: KRA

Owner: Landmark 2 Developers LLC

PLAN DESCRIPTION: THE APPLICANT IS REQUESTING A CERTIFICATE OF APPROPRIATENESS FOR A THREE STORY BOUTIQUE INN WITH A TOTAL OF 13 ROOMS FOR GUESTS
STATUS: The application is currently being reviewed by Staff for conformance with the Unified Development Ordinance (UDO), Traditional Construction Patterns, and any development plans associated with the parcel and is scheduled for review by the HPRC at the August 29th meeting.
STATUS: Plan was reviewed by HPRC at the August 15 hearing.

PROJECT NAME: OLD TOWN

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|-------------------|------------|-------------|--------------------------------|--------|-----------------|
| 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:



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Active Cases

Certificate of Appropriateness

| | | | | | |
|-------------------|------------|---------------|--------------------------------|--------|-----------------|
| COFA-07-16-009957 | 07/22/2016 | 137 BRIDGE ST | Certificate of Appropriateness | Active | Erin Schumacher |
|-------------------|------------|---------------|--------------------------------|--------|-----------------|

Applicant: Burden Custom Homes, LLC **Owner:** Chris & Emily Burden

PLAN DESCRIPTION: The applicant is requesting approval of an addition to the back of the house. The addition is for a 254 sf bedroom.
 STATUS: The application was reviewed at the August 1st 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 September 7th meeting.

PROJECT NAME: OLD TOWN

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|-------------------|------------|----------------|--------------------------------|--------|-----------------|
| COFA-03-16-009546 | 03/04/2016 | 15 CAPTAINS CV | Certificate of Appropriateness | Active | Erin Schumacher |
|-------------------|------------|----------------|--------------------------------|--------|-----------------|

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 the June 1st 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

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|-------------------|------------|----------------|--------------------------------|--------|-----------------|
| COFA-08-16-009995 | 08/04/2016 | 12 LAWRENCE ST | Certificate of Appropriateness | Active | Erin Schumacher |
|-------------------|------------|----------------|--------------------------------|--------|-----------------|

Applicant: Tyler Melnick **Owner:** Tyler Melnick

PLAN DESCRIPTION: The applicant is requesting approval to construct a new garage adjacent to the single family residence. There will be a guest room above the garage to be used for family. The building will be a carriage house or other outbuilding as detailed in the UDO.
 STATUS: The application is currently being reviewed by Staff for conformance with the Unified Development Ordinance (UDO), Traditional Construction Patterns, and any development plans associated with the parcel and is scheduled for review by the HPRC at the August 15th meeting.
 STATUS: Plan was reviewed by HPRC at the August 15 hearing.

PROJECT NAME: OLD TOWN



Growth Management Application Update Report

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|-------------|------------------|------------------|-----------|-------------|----------|
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Active Cases

Development Plan

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|-----------------|------------|--|------------------|--------|------------|
| DP-05-16-009701 | 05/31/2016 | | Development Plan | Active | Pat Rooney |
|-----------------|------------|--|------------------|--------|------------|

Applicant: Thomas and Hutton

Owner: University Investments

PLAN DESCRIPTION: The Applicant is requesting a Preliminary Development Plan for installation of utilities and land clearing located at Parcel 10A SW of Buckwalter Place on Bluffton Parkway. Status: Awaiting resubmittal responding to comments provided at the 6/14/2016 Preliminary DRC hearing.

PROJECT NAME: PARCELS 10A AND 10B

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|-----------------|------------|--|------------------|--------|-------------|
| DP-08-16-010036 | 08/19/2016 | | Development Plan | Active | Rick Gammon |
|-----------------|------------|--|------------------|--------|-------------|

Applicant: THOMAS & HUTTON ENGINEERING CO.

Owner: D R Horton

PLAN DESCRIPTION: THE APPLICANT IS REQUESTING A PRELIMINARY DEVELOPMENT PLAN WITH 49 SINGLE FAMILY RESIDENTIAL LOTS WITH INFRASTRUCTURE FOR

PROJECT NAME: HERITAGE AT NEW RIVERSIDE PHASE 2C

| | | | | | |
|-----------------|------------|--|------------------|--------|--------------|
| DP-12-15-009433 | 12/09/2015 | | Development Plan | Active | Kendra Lelie |
|-----------------|------------|--|------------------|--------|--------------|

Applicant: THOMAS & HUTTON ENGINEERING CO.

Owner: Grand Oak Hampton Lake, LLC

PLAN DESCRIPTION: The Applicant proposes the approval of a Development Plan for a 300 unit multi-family development located within the Hampton Lake PUD and identified as One Hampton Lake. This approval is based on Site Development Plans for One Hampton Lake prepared by Thomas and Hutton engineering and last revised April 14, 2016. Status: Approved with Conditions on 5/5/2016

PROJECT NAME: ONE HAMPTON LAKE

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|-----------------|------------|--|------------------|--------|------------|
| DP-04-16-009604 | 04/18/2016 | | Development Plan | Active | Pat Rooney |
|-----------------|------------|--|------------------|--------|------------|

Applicant: S.O. Land Development, LLC

Owner: S.O. Land Development, LLC

PLAN DESCRIPTION: The Applicant is requesting the approval of a development plan application for the amenity center within Southern Oaks.

STATUS: Awaiting resubmittal, responding to comments provided at July 19, 2016 DRC Hearing.
 STATUS: Applicant resubmitted requirements requested in comments from July DRC meeting. Under Staff Review currently.

PROJECT NAME: SOUTHERN OAKS PHASE 4



Growth Management Application Update Report

ATTACHMENT 9

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|-------------|------------------|------------------|-----------|-------------|----------|
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Active Cases

Development Plan

DP-08-16-010021 08/15/2016 Development Plan Active Rick Gammon

Applicant: Thomas & Hutton **Owner:** D R Horton Inc

PLAN DESCRIPTION: The applicant is requesting approval to construct 62 new single family residential lots along with associated infrastructure.
Status: Under Staff review and will be scheduled for DRC Hearing on September 6, 2016
Status: Moved to 08/30/2016 DRC Hearing
Status: Awaiting resubmittal for comments provided at 08/30/2016 DRC Hearing

PROJECT NAME: CYPRESS RIDGE PHASE 8

DP-05-16-009632 05/04/2016 Development Plan Active Rick Gammon

Applicant: THOMAS & HUTTON ENGINEERING CO. **Owner:** Centex Homes

PLAN DESCRIPTION: The applicant is requesting the approval of a development plan to construct 67 single-family lots and associated infrastructure, and modification of existing sanitary sewer utilities to serve new lots.
Status: Preliminary approved. Awaiting final Development Plan application.
Status: Applicant submitted Final Development Plan and is under Staff Review to be scheduled for DRC hearing on August 30, 2016.
Status: Awaiting resubmittal for comments provided at 08/30/2016 DRC Hearing

PROJECT NAME: SEAGRASS STATION PHASE 2

DP-05-16-009707 05/31/2016 Development Plan Active Pat Rooney

Applicant: Tara's Contractor Test **Owner:** Tara's Contractors

PLAN DESCRIPTION: test

PROJECT NAME:



Growth Management Application Update Report

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|-------------|------------------|------------------|-----------|-------------|----------|
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Active Cases

Development Plan

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|-----------------|------------|--|------------------|--------|-------------|
| DP-08-16-010013 | 08/11/2016 | | Development Plan | Active | Rick Gammon |
|-----------------|------------|--|------------------|--------|-------------|

Applicant: Key Engineering, Inc.

Owner: Jim Saba

PLAN DESCRIPTION: The applicant is requesting approval of a preliminary development plan to install water and sewer utilities along JC's Cove Road.
STATUS: Under Staff Review and will be scheduled for DRC Hearing on August 30, 2016.

PROJECT NAME: JC'S COVE

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|-----------------|------------|---|------------------|--------|------------|
| DP-04-16-009602 | 04/18/2016 | 0 | Development Plan | Active | Pat Rooney |
|-----------------|------------|---|------------------|--------|------------|

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: Awaiting resubmittal, responding to comments provided 7/19/2016 DRC hearing.

PROJECT NAME: LAWTON STATION PHASE 4A & 5A

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|-----------------|------------|--|------------------|--------|-------------|
| DP-04-16-009592 | 04/12/2016 | | Development Plan | Active | Rick Gammon |
|-----------------|------------|--|------------------|--------|-------------|

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.
STATUS: Resubmittal of Final Plan set is now under Staff Review and scheduled for DRC Hearing August 2, 2016

PROJECT NAME: PALMETTO BLUFF-MORELAND

Non PUD



Growth Management Application Update Report

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Active Cases

Subdivision Plan

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|------------------|------------|--------------------|------------------|--------|----------------|
| SUB-04-16-009625 | 04/29/2016 | 301 BUCK ISLAND RD | Subdivision Plan | Active | Katie Peterson |
|------------------|------------|--------------------|------------------|--------|----------------|

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.
 STATUS: Comments provided at the May 17th DRC Meeting. Awaiting Applicant resubmittal of revised documents.

PROJECT NAME:

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|------------------|------------|--|------------------|--------|----------------|
| SUB-06-16-009804 | 06/21/2016 | | Subdivision Plan | Active | Katie Peterson |
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Applicant: Thomas and Hutton **Owner:** May River Forest, LLC

PLAN DESCRIPTION: The applicant is requesting approval for a subdivision plan consisting of "estate" residential lots. The property is located in Palmetto Bluff and is know as Block K-7 down in the River Road area. The Application was heard at the DRC Hearing on July 12, 2016.
 STATUS: Comments were provided to the applicant. Awaiting resubmitted materials, including the completion of the Development Plan Amendment accompanying this site.

PROJECT NAME: PALMETTO BLUFF BLOCK K-7

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|------------------|------------|----------|------------------|--------|----------------|
| SUB-07-16-009882 | 07/12/2016 | 4 JCS CV | Subdivision Plan | Active | Katie Peterson |
|------------------|------------|----------|------------------|--------|----------------|

Applicant: Key Engineering, Inc. **Owner:** Jim Saba

PLAN DESCRIPTION: The applicant is requesting approval to subdivide Lot 4 into three different parcels. The property is identified by parcel number R610 039 000 031D 0000 and is approximately 13.26 acres. The application was heard at the July 26th DRC Meeting and comments were provided to the Applicant.
 STATUS: Awaiting Development Plan Approval.

PROJECT NAME: JC'S COVE

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| SUB-01-16-009480 | 01/22/2016 | 11 BURLEY LN | Subdivision Plan | Active | Katie Peterson |
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Applicant: Pulte Homes **Owner:** Centex Homes

PLAN DESCRIPTION: The applicant is requesting approval of subdivision plan for Seagrass Station Phase 1A to construct 32 new single family homes. The Application was heard at the 2/9/2016 DRC Hearing and approved the same. Applicant submitted amendment adding two lots and a drainage easement. The Application was heard at the August 30, 2016 DRC meeting and comments provided.
 Status: Awaiting re submittal documents addressing comments.

PROJECT NAME: SEAGRASS STATION PHASE 1A



Growth Management Application Update Report

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Active Cases

Subdivision Plan

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|------------------|------------|--|------------------|--------|----------------|
| SUB-08-16-010041 | 08/22/2016 | | Subdivision Plan | Active | Katie Peterson |
|------------------|------------|--|------------------|--------|----------------|

Applicant: Thomas & Hutton

Owner: D R Horton Inc

PLAN DESCRIPTION: The applicant is requesting approval for a new subdivision plan constructing 17 new single family residential lots.

PROJECT NAME: CYPRESS RIDGE PHASE 6D

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|---------------|------------|--|------------------|--------|------------|
| SUB-8-14-8069 | 08/06/2014 | | Subdivision Plan | Active | Pat Rooney |
|---------------|------------|--|------------------|--------|------------|

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

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|------------------|------------|------------|------------------|--------|----------------|
| SUB-05-16-009644 | 05/11/2016 | 6 BRUIN RD | Subdivision Plan | Active | Katie Peterson |
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Applicant: R. Stewart Design, LLC

Owner: Henry Carroll

PLAN DESCRIPTION: The applicant is requesting approval for a subdivision of lot 76 on Bruin Road. The purpose of this subdivision is to allow 2-3 additional structures. Scheduled for a 5/31/16 DRC Meeting. Applicant called 5/31 to table the application to the next meeting. Comments were provided to the Applicant at the 6/7 DRC Meeting.
 STATUS: Staff is waiting for resubmittal materials addressing staff comments.

PROJECT NAME: OLD TOWN

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| SUB-03-16-009561 | 03/14/2016 | 36 TWIN OAKS RD | Subdivision Plan | Active | Katie Peterson |
|------------------|------------|-----------------|------------------|--------|----------------|

Applicant: Jesus De Leon Morales

Owner: Boston Brown

PLAN DESCRIPTION: The applicant is requesting a subdivision of the property into an additional lot on R610 031 000 007C 0000 for the placement of a manufactured home.
 UPDATE: Applicants family picked up the package since it required property owners signature. 3/23/2016
 UPDATE: Applicant has not returned with the necessary documentation.

PROJECT NAME:

