



Planning Commission

Wednesday, June 22, 2022 at 6:00 PM

Theodore D. Washington Municipal Building, 20 Bridge Street, Henry "Emmett" McCracken Jr.
Council Chambers

AGENDA

This meeting can be viewed live on [Beaufort County Channel](#), on Hargray Channel 9 and 113 or on Spectrum Channel 1304.

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 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 THE AGENDA

VI. ADOPTION OF MINUTES

1. May 25, 2022

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA*

VIII. OLD BUSINESS

IX. NEW BUSINESS

1. **Bluffton Assemblage (Street Naming Application):** A request by John Giordano of Thomas & Hutton, on behalf of Development Associates, Inc., for approval of a street naming application. The applicant is requesting approval of the following street names to be used for the future development of Bluffton Assemblage. The subject property is zoned Residential General and consists of +/- 24.8 acres identified by tax map numbers R610 030 000 005A 0000, R610 030 000 0005 0000, R610 031 000 1568 0000 & R610 031 000 0088 0000, R610

031 000 1637 0000, R610 031 000 0046 0000, R610 031 000 0045 0000, and R610 031 000 0007 0000 located at the intersection of Buck Island Road & Ballfield Road (STR-05-22-016737) (Staff - Dan Frazier)

- 2. May River Montessori (Preliminary Development Plan):** The Applicant, Ward Edwards Engineering, is requesting approval of a Preliminary Development Plan. The project proposes to construct a new classroom building on a 0.65-acre lot adjacent to the May River Montessori main facility (DP-04-22-016574) (Staff - Dan Frazier)

X. DISCUSSION

- 1.** Workshop Regarding Blueprint Bluffton, an Updated Long-range Comprehensive Plan for the Town of Bluffton – Kevin Icard, Director of Growth Management

XI. ADJOURNMENT

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

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

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

Executive Session - The public body may vote to go into executive session for any item identified for action on the agenda.

Planning Commission

Theodore D. Washington Municipal Building, 20 Bridge Street, Henry "Emmett" McCracken Jr.
Council Chambers

May 25, 2022

I. CALL TO ORDER

Chairman Denmark called the meeting to order at 6:00pm.

II. ROLL CALL

PRESENT

Chairman Amanda Jackson Denmark
Vice Chairman Charlie Wetmore
Commissioner Kathleen Duncan
Commissioner Jason Stewart
Commissioner Jim Flynn
Commissioner Lydia DePauw

ABSENT

Commissioner Rich Delcore

III. ADOPTION OF THE AGENDA

Vice Chairman Wetmore made a motion to adopt the agenda as written.

Seconded by Commissioner Duncan.

Voting Yea: Chairman Jackson Denmark, Vice Chairman Wetmore, Commissioner Duncan,
Commissioner Stewart, Commissioner Flynn, Commissioner DePauw

IV. ADOPTION OF MINUTES

1. April 27, 2022 Minutes

Commissioner Duncan made a motion to adopt the agenda as written.

Seconded by Commissioner Stewart.

Voting Yea: Chairman Jackson Denmark, Vice Chairman Wetmore, Commissioner Duncan,
Commissioner Stewart, Commissioner Flynn, Commissioner DePauw

V. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA*

There were three Public Comments.

James Cuff, 233 Blythe Island, Bluffton - Cuff was wondering which way the water runoff for the proposed development is going. He lives in the Island West development and most of the runoff comes through there. He is concerned about whether there will be more water coming through. His other concern is about the commercial side of the property. That section backs up to a couple homeowners. He knows there is a 50 foot buffer but is requesting a privacy fence.

Carol Crutchfield, 2900 Mink Point Boulevard, Beaufort - Crutchfield is the Director of Facilities, Planning and Construction with the Beaufort County School District. She is here on behalf of the administrative staff to speak about any new projects that create residential housing. Today there are six schools out of the 11 in Bluffton that are currently over capacity. The remaining five schools are heading towards being at or over their programmatic capacity. At this time, the Beaufort County School District does not have the funding to address the capacity problems in Bluffton. The Beaufort County School District does not have the ability to support any new residential development that could increase the number of school age children in this area.

Scott Crosby, 12 Pepper Hall Plantation – Crosby’s property is involved with the intersection that is being redone right now. He is directly across the road from the proposed development. He didn't know if the Commission was aware of the 850 homes that are already proposed for the intersection, which is the reason why it's being redone right now. He said that this may have a thousand homes plus commercial space being tied into one intersection and with a back entrance into it as well. He wasn't able to get here in time because of all the traffic at 170 and 278 which is less than a quarter of a mile from this intersection. He thinks the Commission needs to put a lot of thought in how it is going to plan how people are going to get in and out of the development/intersection. There are dangers involved in it not to mention the fact that it's less than a quarter of a mile from the headwaters of the Okatie River. Crosby stated Beaufort County has done a horrible job of managing the water runoff on the Gray's Project that is next door to him. He hopes that the Commission will do a better job of that with this project.

VI. OLD BUSINESS

VII. NEW BUSINESS

- 1. **Headwaters at Bluffton (Master Plan Amendment):** A request by Nathan Long of Thomas & Hutton, on behalf of Southeastern Development Associates, for approval of a Master Plan Amendment. The Amendment will replace the current master plan layout with a mixed-use development to include up to 270 multi-family units, the phased construction of the relocated Hampton Parkway, as approximately 16.1 acres of commercial outparcels located along the realigned Hampton Parkway. The property is zoned Buckwalter PUD and consists of approximately 58.8 acres identified by tax map numbers R610 021 000 0018 0000, R610 021 000 018D 0000, R610 021 000 018A 0000, R610 021 000 0672 0000, R600 021 000 0661 0000 and R610 021 000 018B 0000 located at the intersection of Fording Island Road (US-278) and Hampton Parkway. (MPA-11-21-016043) (Staff – Dan Frazier)

Staff presented. The applicant was in attendance. There was discussion about when the traffic study was conducted, whether or not units would be available for affordable housing, the emergency access road being paved and the sizing and possible need of a second trash compactor. Commissioner Duncan had a safety concern about the traffic flow and no street pattern. Vice Chairman Wetmore encouraged the sidewalk connections to allow for interconnectivity. Commissioner DePauw was concerned that the Traffic Impact Analysis did not take into account the adjacent development being built. Commissioner Flynn asked if there was a thought for Affordable Housing. The applicant said no unless there were incentives.

Commissioner Duncan made a motion to recommend approval to Town Council with the following conditions:

1. Update the plan and narrative to upgrade the multi-family development's southern access from gravel emergency access to paved full access and fully construct the new alignment of Hampton Parkway to the standards of the Beaufort County Zoning and Development Standards Ordinance 90/3.
2. Update the plan and narrative to show a northern, central, and southern sidewalk connection from the multi-family development to the future Hampton Parkway.
3. Provide a second dumpster location to serve the needs of residents located in the southern half of the multi-family development and there is discussion about the capacity of compactor and potential need.
4. An updated Traffic Impact Analysis shall be provided prior to submitting development plans for phases 2 and 3.
5. A fence is added to the buffer along the southern portion of the development.

Seconded by Vice Chairman Wetmore.

Voting Yea: Chairman Jackson Denmark, Vice Chairman Wetmore, Commissioner Duncan, Commissioner Stewart, Commissioner Flynn, Commissioner DePauw

VIII. DISCUSSION

IX. ADJOURNMENT

Vice Chairman Wetmore made a motion to adjourn.

Seconded by Commissioner Flynn.

Voting Yea: Chairman Jackson Denmark, Vice Chairman Wetmore, Commissioner Duncan, Commissioner Stewart, Commissioner Flynn, Commissioner DePauw

All were in favor and the meeting adjourned at 7:20pm.

PLANNING COMMISSION



STAFF REPORT

DEPARTMENT OF GROWTH MANAGEMENT

MEETING DATE:	June 22, 2022
PROJECT:	STR 05-22-016737 Bluffton Assemblage - New Street Name Application
PROJECT MANAGER:	Dan Frazier Principal Planner - Land Development

REQUEST: A request by John Giordano of Thomas & Hutton, on behalf of Development Associates, Inc., for approval of a street naming application. The applicant is requesting approval of the following street names to be used for the future development of Bluffton Assemblage. The subject property is zoned Residential General and consists of +/- 24.8 acres identified by tax map numbers R610 030 000 005A 0000, R610 030 000 0005 0000, R610 031 000 1568 0000 & R610 031 000 0088 0000, R610 031 000 1637 0000, R610 031 000 0046 0000, R610 031 000 0045 0000, and R610 031 000 0007 0000 located at the intersection of Buck Island Road & Ballfield Road.

Road 1

- Aston Drive – Accepted
- Amberly Drive – Accepted
- Lockwood Drive – Accepted

Road 2

- Bailey’s Road – Accepted
- Cooper’s Cut – Accepted
- Sawyer Street – Accepted

Road 3

- Parker Place – Accepted
- Payton Place – Accepted
- Park View Road - Accepted

BACKGROUND: On November 10, 2021, the Town of Bluffton Planning Commission approved the Preliminary Development Plan for Bluffton Assemblage, an 85 single-family residential lot development. The proposed development is currently being reviewed for final development plan approval. This street naming application provides potential names for the three roads to be built as part of the development.

The street naming application was reviewed at the May 25, 2022, meeting of the Development Review Committee, with four of the nine street names approved.

Road 1

Lockwood Drive – Approved at DRC

Road 2

Sawyer Street – Approved at DRC

Road 3

Payton Place – Approved at DRC

Park View Road - Approved at DRC

PLANNING COMMISSION ACTIONS: As granted by the powers and duties set forth in Section 2.2.6.C.5 of the Unified Development Ordinance, the Planning Commission has the authority to take the following actions with respect to this application:

1. Approve the application as submitted by the Applicant;
2. Approve the application with conditions; or
3. Deny the application as submitted by the Applicant.

REVIEW CRITERIA & ANALYSIS: Town Staff and the Planning Commission are required to consider the criteria set forth in Section 3.15.3 of the Unified Development Ordinance in assessing an application for the New Street Name. These criteria are provided below followed by a Staff Finding(s) based upon review of the application submittals to date.

1. Section 3.15.3.A Does not already exist within Beaufort County;
2. Section 3.15.3.B Are not street types with the same primary name, such as Smith Street and Smith Boulevard;
3. Section 3.15.3.C Are not name(s) which sound alike or which might be confused with one another;
4. Section 3.15.3.D Does not use frivolous or complicated words, or unconventional spellings;
5. Section 3.15.3.E Are not numbers (such as 1st Street) or alphabetical letters (such as A Street);
6. Section 3.15.3.F Could not be perceived as offensive;
7. Section 3.15.3.G Are simple, logical, easy to pronounce, clear and brief;
8. Section 3.15.3.H Are associated with the history of Bluffton or the character of the Lowcountry when possible;

- 9. Section 3.15.3.I May represent a common theme within residential developments; and
- 10. Section 3.15.3.J The application must comply with applicable requirements in the Applications Manual.

Finding. Town Staff finds that four of the proposed new street names are acceptable and meet the requirements of Article 3 of the Unified Development Ordinance as stated above.

STAFF RECOMMENDATION: Staff finds that the requirements of Section 3.15.3 have been met and recommends that the Planning Commission approve the following four (4) New Street Names:

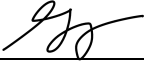

- 1. Lockwood Drive
- 2. Sawyer Street
- 3. Payton Place
- 4. Park View Road

ATTACHMENTS:

- 1. New Street Name Application
- 2. Street Name Exhibit



**TOWN OF BLUFFTON
NEW STREET NAME APPLICATION**

Applicant	Property Owner
Name: Thomas & Hutton - John Giordano	Name: Development Associates, Inc.
Phone: 912-721-4054	Phone: 912-944-4410
Mailing Address: 50 park of Commerce Way Savannah, GA 31405	Mailing Address: 17 park of Commerce Way, Suite 105 Savannah, GA 31405
E-mail: giordano.j@tandh.com	E-mail: gpd@daicommercial.com
Town Business License # (if applicable):	
Project Information	
Project Name: Bluffton Assemblage	
Project Location: Buck Island Road across from Gideon Way	
Zoning District: RG - Residential General	
Tax Map Number(s): R610-030-000-005A-0000, R610-030-000-0005-0000, R610-031-000-1568-0000, R610-031-000-0088-0000, R610-031-000-1637-0000, R610-031-000-0046-0000, R610-031-000-0045-0000, R610-031-000-0007-0000	
Project Description: Development of 85 single-family lots and associated infrastructure on +/- 24.8 acres.	
Minimum Requirements for Submittal	
<input checked="" type="checkbox"/> 1. One (1) original plat showing the streets, proposed name of each, and a list of the proposed street name(s). <input checked="" type="checkbox"/> 2. Recorded deed and plat showing proof of property ownership. <input checked="" type="checkbox"/> 3. Project Narrative describing reason for application and compliance with the criteria in Article 3 of the UDO. <input checked="" type="checkbox"/> 4. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.	
Disclaimer: The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.	
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.	
Property Owner Signature: 	Date: 5/6/22
Applicant Signature: 	Date: 5/11/22
For Office Use	
Application Number:	Date Received:
Received By:	Date Approved:



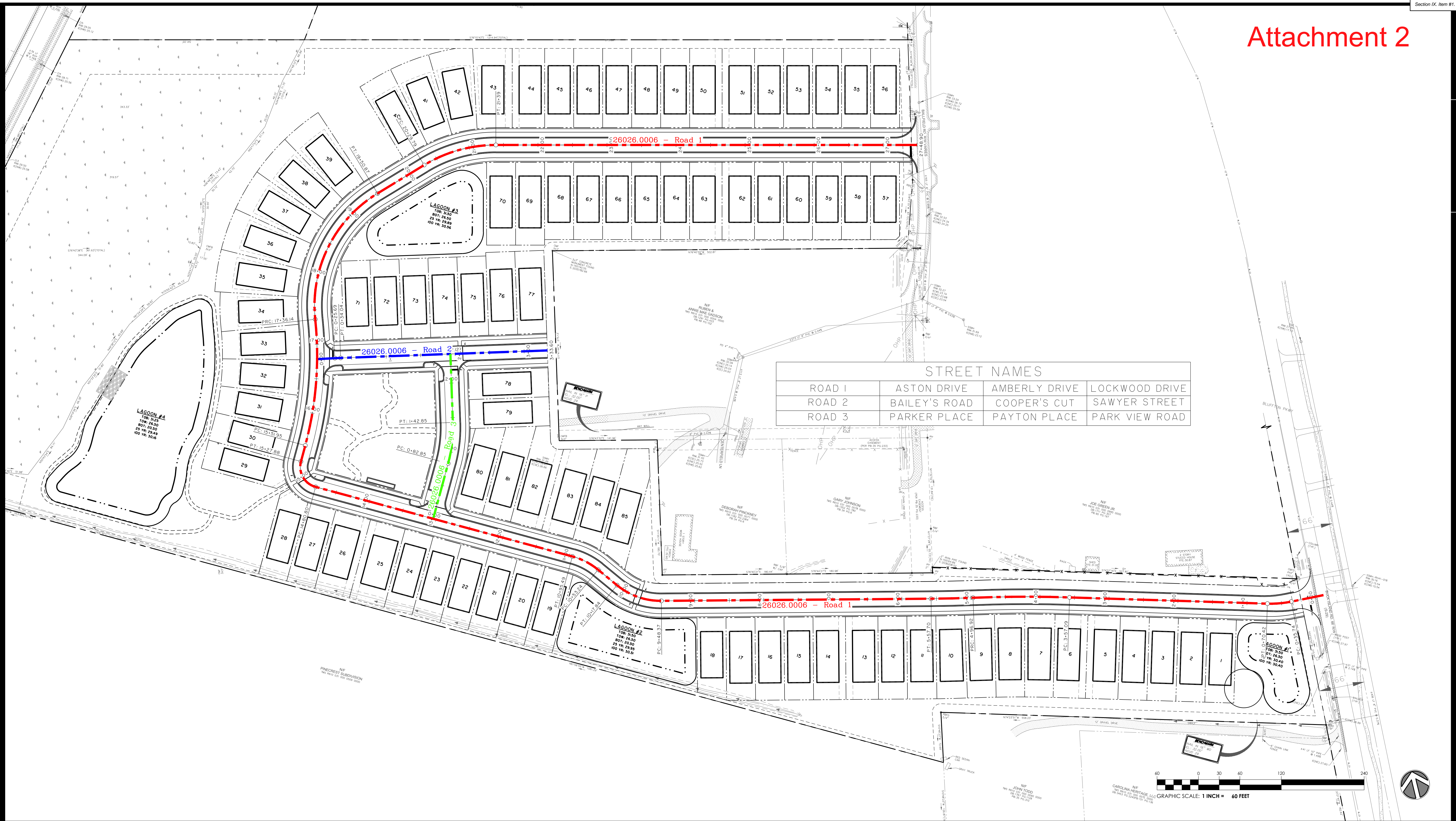
TOWN OF BLUFFTON NEW STREET NAME APPLICATION PROCESS NARRATIVE

Section IX. Item #1.

The following Process Narrative is intended to provide Applicants with an understanding of the respective application process, procedures and Unified Development Ordinance (UDO) requirements for obtaining application approval in the Town of Bluffton. While intended to explain the process, it is not intended to repeal, eliminate or otherwise limit any requirements, regulations or provisions of the Town of Bluffton's Unified Development Ordinance. Compliance with these procedures will minimize delays and assure expeditious application review.

Step 1. Pre-Application Meeting	Applicant & Staff
Prior to the filing of a New Street Name Application, the Applicant is required to consult with the UDO Administrator or their designee at a Pre-Application Meeting for comments and advice on the appropriate application process and the required procedures, specifications, and applicable standards required by the UDO.	
Step 2. Application Check-In Meeting	Applicant & Staff
Upon receiving input from Staff at the Pre-Application Meeting, the Applicant shall submit the New Street Name Application and required submittal materials during a mandatory Application Check-In Meeting where the UDO Administrator or designee will review the submission for completeness.	
Step 3. Review by UDO Administrator & Development Review Committee	Applicant, Staff & Development Review Committee
If the UDO Administrator determines that the New Street Application is complete, it shall be forwarded to the Development Review Committee (DRC). The DRC shall review the application and prepare written comments for review with the Applicant.	
Step 4. Development Review Committee Meeting	Applicant & Staff
A public meeting shall be held with the Applicant to review the DRC Staff Report and discuss the application. The Applicant will be directed to address any comments, if any, and resubmit the application materials. If applicable, upon resubmittal, the application materials will be reviewed for compliance with the DRC Staff Report and, if all comments are addressed, the application is placed on the next available Planning Commission (PC) Meeting agenda.	
Step 5. Planning Commission	Applicant, Staff & Planning Commission
The PC shall review the New Street Name Application for compliance with the criteria and provisions in the UDO. The PC may approve, approve with conditions, or deny the application.	
Step 6. Issuance and Recording of Certificate of Street Renaming	Applicant & Staff
If the PC approves the New Street Name Application, the UDO Administrator shall issue a Certificate of Street Name which the Applicant shall record with the Beaufort County Register of Deeds.	

Attachment 2



STREET NAME EXHIBIT
BLUFFTON ASSEMBLAGE
 BLUFFTON, SC

May 9, 2022



1208 Newcastle Street • Suite 201
 Brunswick, GA 31520 • 912.466.0536

www.thomasandhutton.com

This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.

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PLANNING COMMISSION



STAFF REPORT Department of Growth Management

MEETING DATE:	June 22, 2022
PROJECT:	May River Montessori Preliminary Development Plan
APPLICANT:	Ward Edwards Engineering
PROJECT NUMBER:	DP-04-22-016574
PROJECT MANAGER:	Dan Frazier Principal Planner Department of Growth Management

REQUEST: The Applicant, Ward Edwards Engineering, is requesting approval of a Preliminary Development Plan. The project proposes to construct a new classroom building on a 0.65-acre lot adjacent to the May River Montessori main facility (Attachment 1).

INTRODUCTION: The property is zoned Neighborhood Center Historic District (NCE-HD), identified as tax map number R610 039 00A 0123 0000 and located at 58 Calhoun Street (Attachment 2).

BACKGROUND: This application is for a Preliminary Development Plan located within the Neighborhood Center Historic District (NCE-HD) and is subject to the standards set forth in the Town of Bluffton Unified Development Ordinance (UDO). The subject parcel is located between Bridge Street and Lawrence Road with access to the parcel from Calhoun Street (Attachment 3).

The project consists of the construction of a new classroom building adjacent to the May River Montessori school’s main facility (Attachment 4).

Staff comments on the Preliminary Development Plan were reviewed at the May 11, 2022, Development Review Committee meeting (Attachment 5). The Applicant provided a response to comments and updated exhibits to address the comments provided (Attachments 6). As the site is located within the Neighborhood Center – HD zoning district, a Certificate of Appropriateness-HD is required.

REVIEW CRITERIA & ANALYSIS: The Planning Commission shall consider the criteria set forth in Section 3.10.3.A of the Unified Development Ordinance in assessing an application for a Preliminary Development Plan. The applicable criteria are provided below followed by Staff Finding(s) based upon review of the application submittals to date.

- 1. Section 3.10.3.A.1. Conformance with the applicable provisions provided in Article 5, Design Standards.**

- a) *Finding. The preliminary development plan does not comply with UDO Section 5.3.7.A.1, which requires all roadways on which development is proposed shall include large canopy street trees that are planted no greater than 50 feet apart.*
- b) *Finding. The preliminary development plan does not comply with Section 5.3.7.E, which requires that a foundation planting area at least 8 feet wide shall be maintained around all structures.*
- c) *Finding. The proposed building type shall determine the applicable lot standards. The maximum building footprint and building size for an Additional Building Type shall not exceed the largest building footprint and building size permitted for other building types permitted within the same zoning district. The proposed footprint of 2,895 s.f. exceeds the maximum building size for other building types in this zoning district, except for Civic Building, which are reviewed on a case-by case basis (Attachment 7). As a school, if the Applicant proposes a Civic Building, the structure will need to be reflective of the requirements for the Civic Building Type (Attachment 8). (Sections 5.15.5. and 5.15.8.N. of the UDO).*
- 2. Section 3.10.3.A.2. The proposed development shall be in conformance with any approved Development Agreement, PUD Concept Plan, PUD Master Plan, Subdivision Plan, or any other agreements or plans that are applicable.**
- a) *Finding. The proposed development is not within any PUD, Development Agreement, or Subdivision Plan.*
- 3. Section 3.10.3.A.3. If the proposed development is associated with a previously approved Master Plan, then the traffic and access plans shall adhere to the previously approved traffic impact analysis or assessment, where applicable. If an application is not associated with a previously approved PUD Master Plan, then a traffic impact analysis shall be required at final development plan submittal.**
- a) *Finding. The proposed development is not within any approved Master Plan or PUD. A traffic assessment will be provided upon final development plan submittal.*
- 4. Section 3.10.3.A.4. The proposed development must be able to be served by adequate public services, including, but not limited to, water, sanitary sewer, roads, police, fire, and school services. For developments that have the potential for significant impact on infrastructure and services, the applicant shall be required to provide an analysis and mitigation of the impact on transportation, utilities, and community services.**
- a) *Finding. An existing water main is located along the western side of Calhoun Street and can service the proposed development. An existing fire hydrant is already located onsite off this watermain. Sewer service can be made from the existing gravity sewer system located along Calhoun Street. Prior to final development plan approval, staff will require BJWSA approval to ensure the design meets their requirements.*

b) Finding. Letters from the agencies providing public services will be required at time of Final Development Plan submittal per the Applications Manual.

5. **Section 3.10.3.A.5. The phasing plan, if applicable, is logical and is designed in a manner that allows each phase to fully function independently regarding services, utilities, circulation, facilities, and open space, irrespective of the completion of other proposed phases.**

a) Finding. The project is proposed to be completed in a single phase.

6. **Section 3.10.3.A.6. The application must comply with applicable requirements in the Applications Manual.**

a) Finding. The application has been reviewed by Town Staff and has been determined to be complete.

PLANNING COMMISSION ACTIONS: The Planning Commission has the authority to take the following actions with respect to the application as authorized by Section 2.2.6.C.5 of the UDO:

1. Approve the application as submitted;
2. Approve the application with conditions; or
3. Deny the application as submitted.

RECOMMENDATION: Town Staff finds that with the conditions noted below, the requirements of Section 3.10.3.A of the Unified Development Ordinance will be met and recommends that the Planning Commission approve the application with the following conditions met prior to final development plan approval:

1. As the site is located within the Neighborhood Center – HD zoning district, a Certificate of Appropriateness-HD must be approved prior to issuance of Building Permits for the Structure (Section 3.18 of the UDO).
2. Per Section 5.3.7.A.1 of the UDO, provide large canopy street trees planted no greater than 50 feet apart along the Calhoun Street frontage.
3. Per Section 5.3.7.E of the UDO, provide a foundation planting area at least 8 feet wide around all structures.
4. As a school, if the Applicant proposes a Civic Building, the structure will need to be reflective of the requirements for the Civic Building Type (Sections 5.15.5. and 5.15.8.N. of the UDO).
5. Per Section 5.15.7.C.1 of the UDO, provide a Parking Plan that shows the entire May River Montessori school site and all associated parking as described in the Project Narrative.

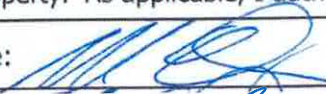

ATTACHMENTS:

1. Application & Project Narrative

2. Vicinity Map
3. Site Survey
4. Site Development and Landscape Plans
5. DRC Comments
6. DRC Response Letter
7. UDO Section 5.15.5 & 5.15.5.B
8. UDO Section 5.15.8.N – Civic Building



TOWN OF BLUFFTON DEVELOPMENT PLAN APPLICATION

Applicant		Property Owner	
Name: May River Montessori c/o Ward Edwards Engineering		Name: May River Montessori	
Phone: 757-814-0824		Phone: 843-757-2312	
Mailing Address: PO Box 381 Bluffton, SC 29910		Mailing Address: 60 Calhoun Street Bluffton, SC 29910	
E-mail: cblaney@wardedwards.com		E-mail: mquigley@mayrivermontessori.com	
Town Business License # (if applicable):			
Project Information			
Project Name: May River Montessori	<input checked="" type="checkbox"/> Preliminary	<input type="checkbox"/> Final	
Project Location: 58 Calhoun Street	<input checked="" type="checkbox"/> New	<input type="checkbox"/> Amendment	
Zoning District: Historic	Acreage: 0.65		
Tax Map Number(s): #R610 039 00A 0123 0000			
Project Description: May River Montessori proposes to develop a new classroom building adjacent to main facility			
Minimum Requirements for Submittal			
<input checked="" type="checkbox"/> 1. Two (2) full sized copies and digital files of the Preliminary or Final Development Plans.			
<input checked="" type="checkbox"/> 2. Project Narrative and digital file describing reason for application and compliance with the criteria in Article 3 of the UDO.			
<input checked="" type="checkbox"/> 3. All information required on the attached Application Checklist.			
<input checked="" type="checkbox"/> 4. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.			
Note: A Pre-Application Meeting is required prior to Application submittal.			
Disclaimer: The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.			
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.			
Property Owner Signature: 		Date: 01/27/22	
Applicant Signature: 		Date: 01/27/2022	
For Office Use			
Application Number:		Date Received:	
Received By:		Date Approved:	



TOWN OF BLUFFTON DEVELOPMENT PLAN APPLICATION PROCESS NARRATIVE

The following Process Narrative is intended to provide Applicants with an understanding of the respective application process, procedures and Unified Development Ordinance (UDO) requirements for obtaining application approval in the Town of Bluffton. While intended to explain the process, it is not intended to repeal, eliminate or otherwise limit any requirements, regulations or provisions of the Town of Bluffton's UDO. Compliance with these procedures will minimize delays and assure expeditious application review.

Step 1. Pre-Application Meeting	Applicant & Staff
Prior to the filing of a Preliminary Development Plan Application, the Applicant is required to consult with the UDO Administrator at a Pre-Application Meeting for comments and advice on the appropriate application process and the required procedures, specifications, and applicable standards required by the UDO.	
Step 2. Application Check-In Meeting - Preliminary Development Plan Submission	Applicant & Staff
Upon receiving input from Staff at the Pre-Application Meeting, the Applicant may submit a Preliminary Development Plan Application and required submittal materials during a mandatory Application Check-In Meeting where the UDO Administrator will review the submission for completeness.	
Step 3. Review by UDO Administrator & Development Review Committee	Staff
If the UDO Administrator determines that the Preliminary Development Plan Application is complete, it shall be forwarded to the Development Review Committee (DRC). The DRC shall review the application and prepare written comments for review with the Applicant.	
Step 4. Development Review Committee Meeting - Preliminary Development Plan Review	Applicant & Staff
A public meeting shall be held with the Applicant to review the DRC Staff Report and discuss the application. The DRC shall review the Preliminary Development Plan Application for compliance with the criteria and provisions in the UDO. The Applicant will be directed to address comments, if any, and resubmit the application materials. If applicable, upon resubmittal, the application materials will be reviewed for compliance with the DRC Staff Report. The UDO Administrator may approve, approve with conditions, or deny the application based on whether or not the application is in compliance with the UDO and the DRC comments. Preliminary Development Plan Application approval shall authorize the Applicant to prepare a Final Development Plan Application for administrative review and approval.	
Step 5. Application Check-In Meeting - Final Development Plan Submission	Applicant & Staff
The Applicant shall submit the completed Final Development Plan Application and required submittal materials during a mandatory Application Check-In Meeting where the UDO Administrator will review the submission for completeness.	
Step 6. Review by UDO Administrator & Development Review Committee	Staff
If the UDO Administrator determines that the Final Development Plan application is complete, it shall be forwarded to the DRC. The DRC shall review the application and prepare written comments for review with the Applicant.	
Step 7. Development Review Committee Meeting – Final Development Plan Review	Applicant & Staff
A public meeting shall be held with the Applicant to review the DRC Staff Report and discuss the application. The DRC shall review the Preliminary Development Plan Application for compliance with the criteria and provisions in the UDO. The Applicant will be directed to address comments, if any, and resubmit the application materials. If applicable, upon resubmittal, the application materials will be reviewed for compliance with the DRC Staff Report. The UDO Administrator may approve, approve with conditions, or deny the application based on whether or not the application is in compliance with the UDO and the DRC comments.	
Step 8. Issue Final Development Permit	Staff
If the application is in compliance with the UDO, DRC Staff Report, Preliminary Development Plan approval, and, if all comments are addressed, the UDO Administrator shall issue the Final Development Permit.	



TOWN OF BLUFFTON DEVELOPMENT PLAN APPLICATION CHECKLIST

In accordance with the Town of Bluffton Unified Development Ordinance (UDO), the following information shall be included as part of a Development Plan application submitted for review. Depending on the proposal, the amount and type of documentation will vary. This checklist is intended to assist in the provision of the minimum documentation necessary to demonstrate compliance with the UDO. Upon review of the submitted application by Town Staff, additional information may be required. The use of this checklist by Town Staff or the Applicant shall not constitute a waiver of any requirement contained in the UDO. Applicants are encouraged to work closely with Town Staff in preparing any application prior to submittal.

Prelim Plan	Final Plan	NOTE: Depending on the activities proposed, Development Plan documentation will vary. At minimum, each plan must contain the General Information and Site & Existing Conditions Documentation in addition to information required for the other specific activities listed below, as applicable. Please contact Town Staff for questions and additional information.
General Information.		
x	x	1. Name and address of property owner(s) and applicant.
x	x	2. If the applicant is not the property owner, a letter of agency from the property owner authorizing the applicant to act on behalf of the property owner.
x	x	3. A detailed narrative describing the existing site conditions and uses, proposed development, proposed uses and activities that will be conducted on the site, statement of conformance with the UDO, description of any energy conservation or green technologies proposed on the site, the maintenance responsibility of any common or public areas, and publically dedicated improvements to be completed.
x	x	4. A listing of any past development permit approval numbers associated with the site and existing conditions placed on the development property by the Town of Bluffton through past approvals including a detailed description of how the condition will be met.
x	x	5. An explanation of why any items on this checklist are not included with the application materials.
x	x	6. Project name and/or name of development.
x	x	7. All plans must include the following: name of county; municipality; project location; parcel identification number(s); date of original design; all dates of revisions; north arrow; graphic scale; and legend identifying all symbology.
x	x	8. Vicinity map.
x	x	9. Site data table to include; total acreage, pervious versus impervious cover, required and proposed open space calculations, number and area of proposed lots, residential density, number and area of each proposed structure, area of each use of the property and buildings, and required and proposed parking calculations.
x	x	10. Signature over seal of registered engineer or landscape architect licensed to practice in South Carolina.
x	x	11. Phasing plan if the development is proposed to be developed in phases.
	x	12. Letters of approval, including any applicable permits, from the following agencies (as necessary for the project): <ul style="list-style-type: none"> a) United States Army Corp of Engineers; b) South Carolina Department of Health & Environmental Control; c) South Carolina Department of Transportation; d) Beaufort County Engineering; e) Beaufort County EMS; f) Beaufort County School District; g) Bluffton Township Fire District; h) Beaufort Jasper Water Sewer Authority; i) Town of Bluffton; j) Electric Provider; k) Natural Gas provider; and



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		l) Cable, telephone, and data provider.
Site and Existing Conditions Documentation.		
x	x	1. Comprehensive color photograph documentation of site and existing conditions. If digital, images should be at a minimum of 300 dpi resolution.
x	x	2. Names of the owners of contiguous parcels and an indication of adjacent existing and proposed (if known) land uses and zoning.
x	x	3. Location of all property lines.
x	x	4. Location of municipal limits or county lines, zoning, overlay or special district boundaries, if they traverse the development property, form a part of the boundary of the development property, or are contiguous to such boundary.
x	x	5. Location of all existing access points and intersections along both sides of any frontage or access roadway(s) within a minimum of 1,000 feet of the site boundaries.
x	x	6. Location, dimensions, name, and descriptions of all existing or recorded roadways, alleys, reservations, railroads, easements, or other public rights-of-way on or within 200 feet of the development property.
x	x	7. Location, size, and type of all existing easements, rights-of-way, or utility infrastructure on or within a minimum of 200 feet of the development property.
x	x	8. Existing topography and land cover of project site and adjacent and nearby sites that are impacted. Contours shall be shown in intervals of 1 foot or less.
x	x	9. Location, dimensions, area, descriptions, and flow line of existing watercourses, drainage structures, ditches, one-hundred (100) year flood elevation, OCRM critical line, wetlands or riparian corridors top of bank locations, and protected lands on the development property.
x	x	10. Location of any existing buildings, structures, parking lots, impervious areas, public and private infrastructure, or other manmade objects located on the development property.
x	x	11. Boundary survey with bearings and distances of all property lines, tract/lot acreage, location of property markers, and seal of a Registered Land Surveyor, as well as a legal description of the property.
	x	12. Location of benchmarks/primary control points or descriptions and ties to such control points to which all dimensions, angles, bearings, block numbers, and similar data shall be referred.
	x	13. Existing deed covenants, conditions, and restrictions, including any requirements from a POA or ARB.
	x	14. Proposed deed covenants, conditions, and restrictions, including any design or architectural standards.
	x	15. Legal documents for proposed public dedications.
Lot and Building Pattern.		
x		1. Schematic layout and design indicating overall site configuration; roadway design, building location(s), building size(s); general setbacks, and building orientation(s).
	x	2. Detailed layout and design indicating site layout, building location(s), building type(s)/ use(s), building orientation(s), conceptual building elevations, and setbacks.
	x	3. If a PUD, subdivision, office complex, or shopping center, a Master Sign Plan providing unity in sign design and describing the location, types, materials, shapes, sizes, and compatibility with the architecture of the development.
Parking.		
x		1. General location and ingress/egress of parking areas on the site.
	x	2. Location, layout, number of spaces, bicycle parking, and ensuring design shows ADA accessibility compliance.
	x	3. Location of proposed ingress/egress, circulation, loading, parking and pedestrian circulation elements, and ensuring design shows ADA accessibility compliance.



TOWN OF BLUFFTON DEVELOPMENT PLAN APPLICATION CHECKLIST

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	x	4. A parking study documenting the reasons for any increase in the maximum amount of parking or a similar study documenting the ability of the site to accommodate a reduction of 20% or more to the maximum parking requirements.
	x	5. A parking study documenting the ability of a site(s) to accommodate a shared parking arrangement. A shared parking easement must also be provided.
	x	6. Detailed engineering information identifying the location of vehicular and bicycle parking facilities and the construction specifications, geometrics, arrangement, character, width, grade, circulation/maneuvering facilities and areas, landscape islands, loading areas, and including detailed dimensions as are necessary and appropriate to demonstrate compliance with all applicable standards and requirements.
Transportation Networks.		
x		1. General layout of transportation networks including access to the site, internal roadways, and access to adjacent properties.
x	x	2. A map or sketch showing the general relationship of the development to the surrounding areas with existing and proposed access roadways referenced to the intersection of the nearest primary or secondary paved roadway.
	x	3. Existing and proposed non-motorized vehicle lanes, paths, sidewalks, and other facilities, including transit facilities, on and within 200 feet of the development property including detailed dimensions as are necessary and appropriate to demonstrate compliance with all applicable standards and requirements.
	x	4. Proposed roadway alignment plan showing right-of-way widths with specific reference to the roadway type and design assembly.
	x	5. Proposed access indicating any access management plans, connectivity, roadway extensions, proposed stub roads, dead-end roadways, and roadway names including detailed dimensions as are necessary and appropriate to demonstrate compliance with all applicable standards and requirements.
	x	6. Emergency access provisions.
	x	7. A Traffic Assessment demonstrating adherence to MUTCD standards and/or other applicable requirements.
	x	8. A Traffic Impact Analysis (TIA), if warranted by the Traffic Assessment.
	x	9. Engineering plan of proposed traffic mitigation measures, including assessment of individual phase, or approved payments in-lieu of such that will be provided to the Town of Bluffton or applicable agency. Plan must ensure adequate transportation network is in place to support development at time of construction.
	x	10. Vehicular and pedestrian signage plan including crosswalk and pavement marking details.
	x	11. Shared access agreements.
	x	12. Detailed engineering information identifying the location, construction specifications, typical sections, geometrics, arrangement, character, width, and grade of existing and proposed roadways and non-motorized vehicle facilities including detailed dimensions and calculations as are necessary and appropriate to demonstrate compliance with all applicable standards and requirements.
Natural Resources, Tree Conservation, Planting, and Landscaping.		
x	x	1. Location of existing tree canopy coverage including table summarizing canopy lot coverage area, lot area not covered by tree canopy, and tree canopy expressed as percentage of lot coverage.
x	x	2. Location and table summarizing trees listed on America's Historic Tree Register as maintained by American Forests.



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	x	3. Location of groups of trees that connect to other vegetated and/or treed areas on adjacent sites helping to create or extend a wildlife or natural corridor.
	x	4. Location and table summarizing trees that have a significant characteristic such as, but not limited to, allees and hedgerow trees, trees of unique character such as those with unique or unusual growth habitat, endangered species, or species rarely found in the area.
	x	5. Location and table summarizing trees designated as protected to be removed.
	x	6. The location and description of existing and proposed landscaping, screening, buffering, and tree preservation areas, including setbacks from natural resource areas.
	x	7. Graphic illustration of the existing tree canopy and mature tree canopy of the proposed tree plantings including a table summarizing the mature canopy of each tree species planted, canopy lot coverage area, lot area not covered by tree canopy, and tree canopy expressed as percentage of lot coverage (all calculations are excluding rooftop area).
	x	8. Detailed landscaping information containing the scientific and common names, quantity and size of each plant species to be planted, typical installation and maintenance drawings/notes, and location and description of irrigation systems.
	x	9. Tree protection zones (TPZ) and tree protection fencing and signage locations and installation specifications.
	x	10. Habitat management plan.
	x	11. Proposed topographic features, including basic contours at one foot or less intervals.
	x	12. Bank stabilization and erosion control measures.
	x	13. If applicable, a Forest Management Plan.
Open Space.		
x	x	1. Proposed open space areas, habitat areas, types, and access trails both on and off-site.
	x	2. Proposed public lands and methods of dedication and access.
	x	3. Proposed ownership and method of transfer through deed restrictions, covenants, public dedication, or other method acceptable to the UDO Administrator.
	x	4. Proposed use for all portions of dedicated open space.
Stormwater Management.		
x	x	1. Acknowledgement of compliance with Bluffton Stormwater Design Manual.
x	x	2. Description of proposed methods and general layout of stormwater drainage.
x	x	3. Proposed drainage system layouts.
x	x	4. Proposed methods to remove pollutants.
x	x	5. Soil types and permeability characteristics from National Resource Conservation Service.
	x	6. Stormwater Drainage Plan with drainage easements.
	x	7. Location and area of proposed impervious coverage.
	x	8. Pre- and post-development runoff volumes, velocities, hydrographs, with Watershed Maps and Link Node Diagrams.
	x	9. Methods to record and report installation and maintenance activities.
	x	10. Stormwater quality monitoring program and pre-development pollutant loading calculations.
	x	11. Notarized Operation and Maintenance Agreement signed by responsible party.
Utilities and Services.		
x		1. Statement by the Applicant/ Engineer/ Design Professional confirming that they believe the site can be supplied with adequate utilities.
	x	2. Proposed water system layout, or individual well locations.
	x	3. Proposed sewer system layout, or individual septic tank locations.




TOWN OF BLUFFTON DEVELOPMENT PLAN APPLICATION CHECKLIST

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	x	4. Location of solid waste/trash disposal units/dumpsters.
	x	5. Location of proposed water, sewer, electric, telephone, cable, data, and gas service layouts, and proposed easements and connections.
	x	6. Location of proposed fire lane, hydrant location(s), FDC(s), and apparatus access to the site and building(s).
	x	7. Location of service and meter areas.
	x	8. Location of mail delivery boxes.
	x	9. Capacity and service studies and/or calculations.
	x	10. Detailed engineering information identifying the location, construction specifications, typical sections, service connections, meters, valves, manholes, inverts, transformers, service pedestals/boxes, and any other utility information.
Lighting.		
x		1. Narrative or plan notes describing the proposed exterior lighting scheme for the property.
	x	2. Location, specifications, and details for existing and proposed exterior site and building light fixtures including the total lumen output, type of lamp, method of shielding, pole and mounting height, and verification that there are no conflicts between lighting and landscaping.
	x	3. Photometric grid overlaid on the proposed site plan indicating the overall light intensity throughout the site (in footcandles) including existing and proposed lighting. Photometric calculations must consider all exterior lighting including building lighting.
	x	4. Notes describing lighting limitations, prohibitions, and methods of enforcement.

**SIGN AND RETURN THIS CHECKLIST WITH THE APPLICATION SUBMITTAL
ALL SUBMITTALS MUST BE COLLATED AND FOLDED TO 8-1/2" X 11"**

By signature below I certify that I have reviewed and provided the minimum submittal requirements listed above, including any additional items requested by the Town of Bluffton Staff. Any items not provided have been listed in the project narrative with an explanation as to why the required submittal item has not been provided or is not applicable. Further, I understand that failure to provide a complete, quality application or erroneous information may result in the delay of processing my application(s).



 Signature of Property Owner or Authorized Agent

01/27/22

 Date

Michele E. Quigley

 Printed Name

Project Narrative

Project: May River Montessori
Town of Bluffton, SC
Coordinates: W 80° 51' 46" / N 32° 14' 02"

Date: April 23, 2022

Owner: May River Montessori
P.O. Box 2557
Bluffton, SC 29910

Parcel:
58 Calhoun Street, Bluffton, SC 29910
Property ID: R610 039 00A 0123 0000
Acreage: 0.65 Acres
Zoning: Neighborhood Center – HD

Existing Conditions

The existing site is cleared and contains an open space for kids from the adjacent May River Montessori to use. The property is relatively flat with most of the site between elevations 19 and 23 feet. The property abuts Calhoun Street and Green Street.

Proposed Construction

The applicant proposes to construct a new classroom building adjacent to their main facility. An existing pedestrian bridge over the adjacent drainage swale connects the proposed classroom building to the existing May River Montessori facility and associated parking located at 60 Calhoun Street. Stormwater treatment and utility service connections will be made onsite, independent of the adjacent facility. The proposed building façade will be built parallel with frontage access to May River Road, the street that it faces.

Tree Removal

To support the proposed development, some minor tree removal will be necessary. The site plans show each tree to be removed and the landscape plan will elaborate on all proposed plantings and/or mitigation. The proposed layout was designed in a manner to both preserve and accentuate the existing specimen trees onsite.

Erosion Control

Erosion control practices for the site will include silt fencing, inlet protection, and temporary/permanent seeding, dust control measures, a concrete washout station, and sediment tubes.

Access

Vehicular Access can be made from Green Street to serve both the existing adjacent facility and proposed new classroom building. Pedestrian access between the two properties can be made from the existing bridge over the adjacent swale, crossing Green Street. Additional access to the proposed development can be made off Calhoun Street with new sidewalk connections.

Parking

The proposed classroom building intends on utilizing the current parking associated with the existing facility. There are 18 parking stalls onsite (11 fronting the main facility, 4 at the rear, and 3 parallel off Green Street into the parking lot), 8 parallel parking stalls along Southbound Calhoun Street fronting the property, and 9 perpendicular spots off Bridge Street immediately along the property edge. This results in approximately 35 parking stalls available to the existing May River Montessori and proposed expansion.

Section 5.15.7.C.1a of the UDO requires 1 parking stall per instructor for school facilities. The existing facility currently has 30 staff and plans to hire 2 additional teachers for the proposed classroom expansion. This total 32-person faculty includes after-school and part-time teachers, not all being onsite at the same time. Per the UDO, the existing available 35 parking stalls allows a maximum of 35 teachers, which the May River Montessori facility will remain under after the proposed development. As such, the existing parking infrastructure was found to be adequate in serving the May River Montessori and the proposed expansion.

Stormwater

The property currently drains to the south, into an existing drainage ditch, leading to an adjacent cove, ultimately draining into the May River. The proposed development will not alter the existing drainage patterns and will limit the post development runoff to rates to less than or equal to existing conditions. Onsite infiltration will be utilized to meet local and state water quality requirements prior to discharging into the adjacent outfall swale. An underground stone trench will be located along the downstream portion of the proposed drainage collection system, in addition to the onsite infiltration swale, and both will serve as the onsite BMPs for water quality. These proposed BMPs will promote onsite infiltration and be designed to meet local and state stormwater requirements prior to discharging into the adjacent outfall cove.

Water & Sewer Utilities

An existing water main is located along the western side of Calhoun Street and can service the proposed development. An existing fire hydrant is already located onsite off this watermain.

Sewer service can be made from the existing gravity sewer system located along Calhoun Street.

Wetland Impacts

No Wetlands are on site therefore no wetlands will be impacted in this project.

Maintenance

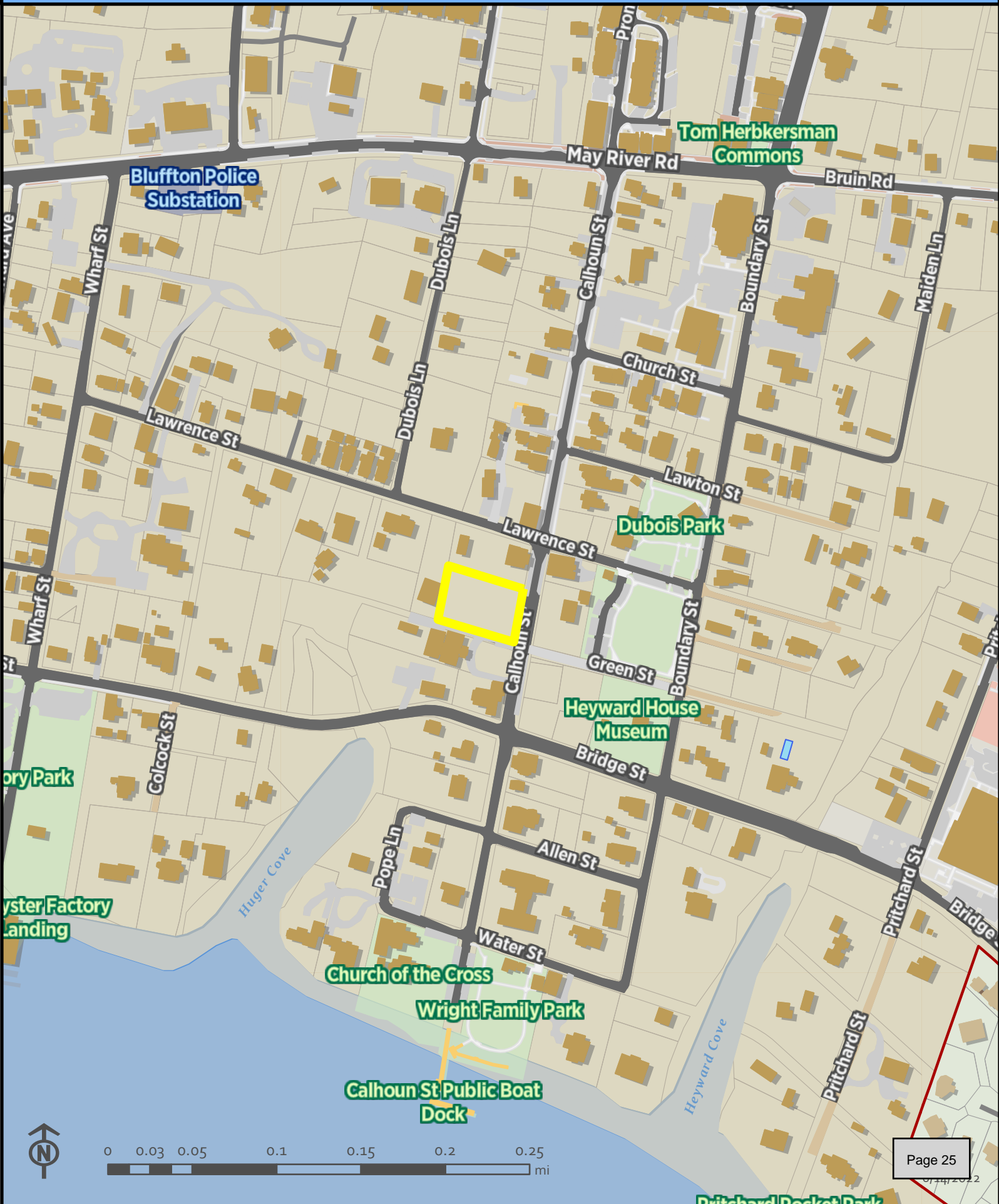
The proposed development will serve as additional classroom space for the adjacent property and the May River Montessori Facility. All maintenance will be performed by May River Montessori, INC.

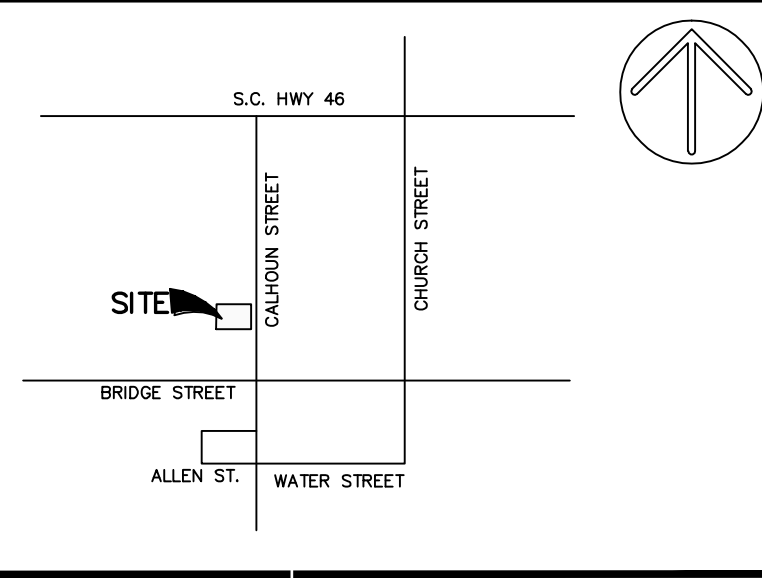
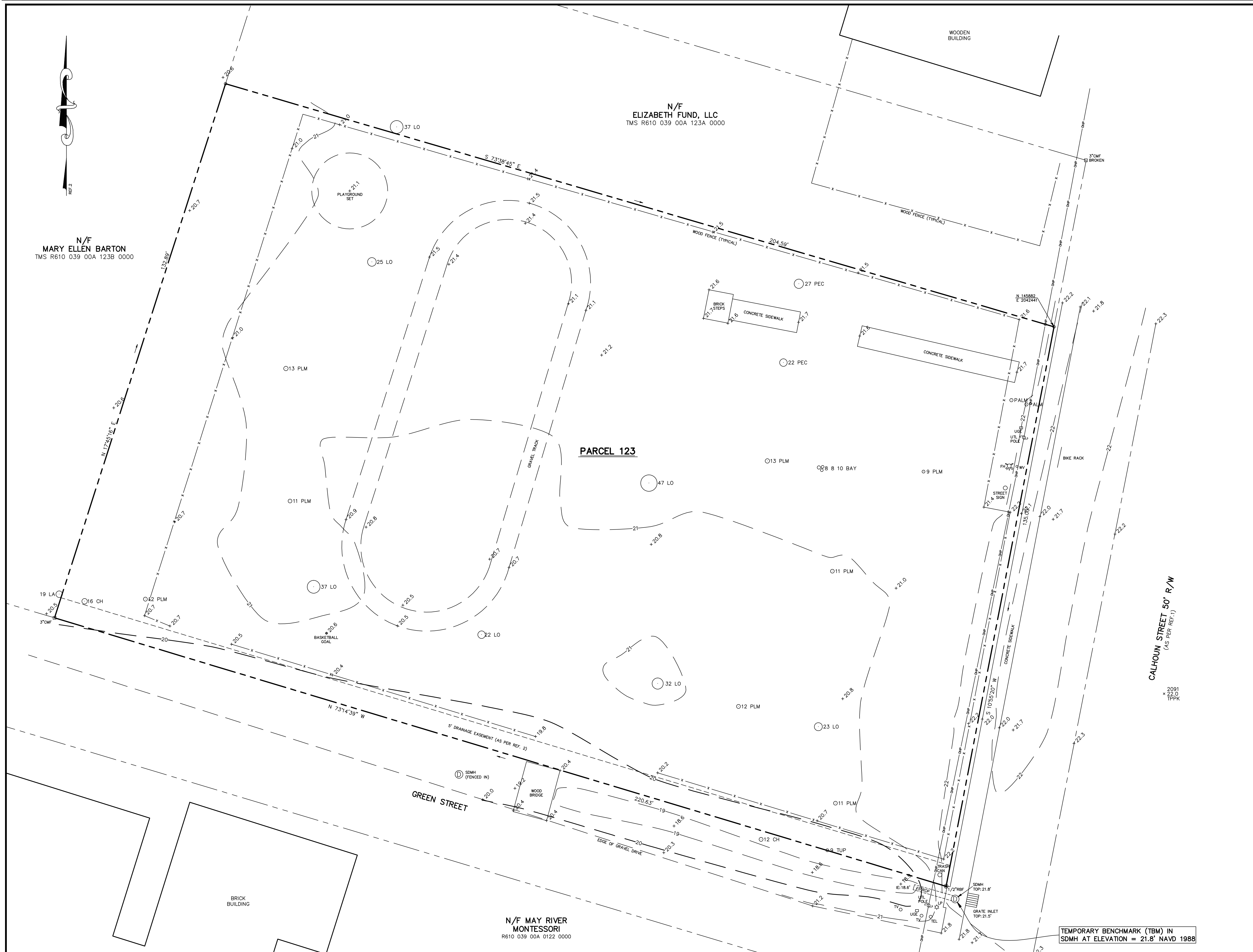
Phasing

The project is proposed to be completed in a single phase.

Lighting

Some exterior lighting on the buildings is anticipated. Light fixture specs and site lighting photometrics, compliant with the Town of Bluffton UDO, will be provided prior to Final DRC.





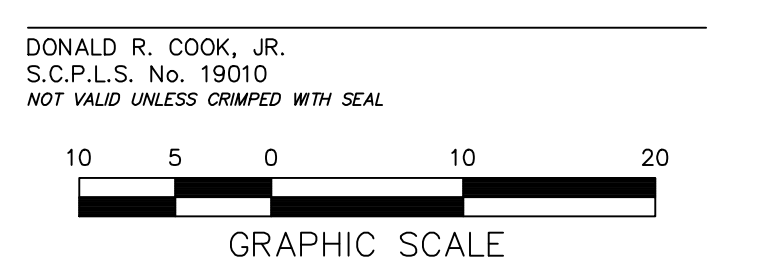
VICINITY MAP NOT TO SCALE

- NOTES:
- THIS LOT APPEARS TO LIE IN FLOOD ZONE X AS SHOWN PER FIRM MAP 4501:004266, COMMUNITY No. 450251, DATED 03/23/21.
 - TREE SIZES SHOWN IN INCHES OF DIAMETER. CONTOUR INTERVAL IS ONE FOOT. ELEVATIONS ARE BASED ON NAVD 1988 DATUM.
 - SOUTH CAROLINA STATE PLANE COORDINATES ARE BASED ON NAD 83, REFERENCE 1.
 - PROPERTY MAY OR MAY NOT BE AFFECTED BY SETBACKS, EASEMENTS, COVENANTS, RESTRICTIONS AND/OR OTHER MATTERS OF TITLE NOT SHOWN HEREON AND ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.

- REFERENCE(S):
- PLAT BOOK 123, PAGE 156.
 - SURVEY BY T-SQUARE DATED: 04-28-99 PROJECT NO: 99-064AT

LEGEND:

CMF	CONCRETE MONUMENT FOUND
RBF	REBAR FOUND
PKF	PK NAIL FOUND
PP	POWER POLE
-OHP-	OVER HEAD POWER LINE
UGE	UNDERGROUND ELECTRIC BOX
TEL	TELEPHONE PEDESTAL
TRNF	TRANSFORMER
TV	CABLE TELEVISION PEDESTAL
WM	WATER METER
SMH	SANITARY SEWER MANHOLE
LO	LIVE OAK
HIC	HICKORY
LA	LAUREL OAK
PLM	PALMETTO
G	GUM
POP	POPLAR
x10.0	SPOT ELEVATION
-10-	CONTOUR



THIS DOCUMENT AND ALL REPRODUCIBLE COPIES OF THIS DOCUMENT ARE THE PROPERTY OF COOK LAND SURVEYING. ANY REPRODUCTION OF THIS DOCUMENT WITHOUT THE PERMISSION OF COOK LAND SURVEYING IS PROHIBITED. ANY ALTERATIONS TO THIS DOCUMENT ARE PROHIBITED.

A TREE & TOPOGRAPHIC SURVEY OF
PARCEL 123
CALHOUN STREET/BRIDGE STREET

TMS R610 039 00A 0123 0000
TOWN OF BLUFFTON, BEAUFORT COUNTY,
SOUTH CAROLINA
PREPARED FOR:



23 Trotting Hill Lane, Bluffton, SC 29910
p:843.247.1311 e:cooklandsurvey@grgroy.com

PROJECT No.: 10040002
DRAWN BY: DRC PROJECT NAME: 10040002
DATE: 06.14.21 FILE: 10040002T 061021.dwg
SCALE: 1" = 10'

TEMPORARY BENCHMARK (TBM) IN
SDMH AT ELEVATION = 21.8' NAVD 1988

N/F MAY RIVER
MONTESSORI
R610 039 00A 0122 0000

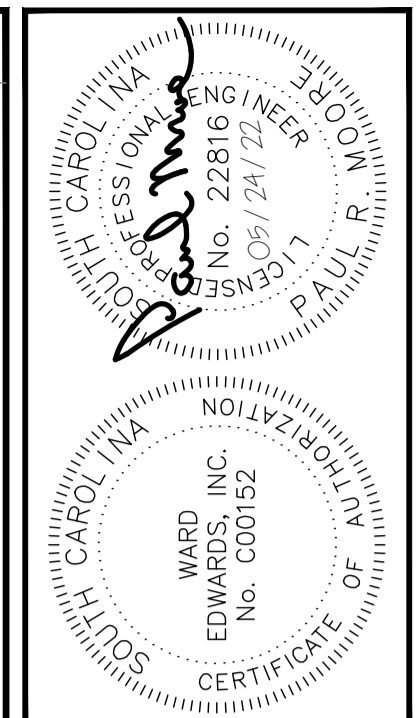
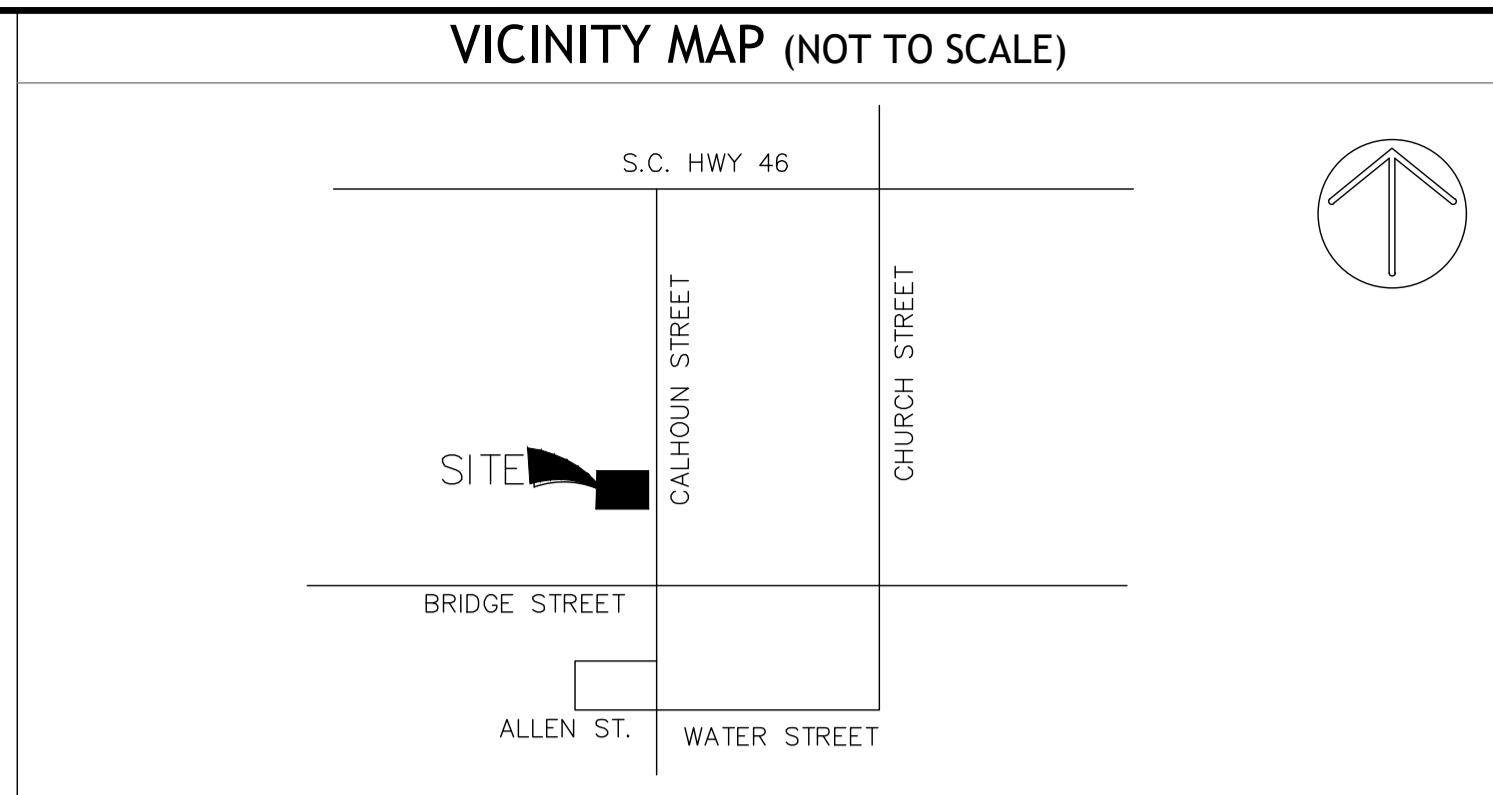
N/F
MARY ELLEN BARTON
TMS R610 039 00A 123B 0000

N/F
ELIZABETH FUND, LLC
TMS R610 039 00A 123A 0000

PARCEL 123

CALHOUN STREET 50' R/W
(AS PER REF. 1)
2091
x 22.0
TBM

SITE DEVELOPMENT PLANS FOR MAY RIVER MONTESSORI TOWN OF BLUFFTON, SOUTH CAROLINA



NOT FOR CONSTRUCTION

GENERAL NOTES:

- 1. BOUNDARY INFORMATION PROVIDED BY A TREE AND TOPOGRAPHIC SURVEY, DATED 6/14/21, BY COOK LAND SURVEYING.
2. TOPOGRAPHIC DATA PROVIDED BY COOK LAND SURVEYING, DATED 6/14/21.
3. APPROXIMATE LOCATION OF CERTAIN EXISTING UNDERGROUND UTILITY LINES AND STRUCTURES ARE SHOWN ON THE PLANS FOR INFORMATION ONLY...

SITE GRADING AND DRAINAGE:

- 1. ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING 72-HOUR NOTICE TO ALL RESPECTIVE UTILITY COMPANIES FOR FIELD VERIFICATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. TEMPORARY CONTROL OF STORM WATER DRAINAGE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. SEQUENCING AND CONSTRUCTION TECHNIQUES SHALL PREVENT OBSTRUCTION OF STORM SEWERS...

SCDHEC/OCRM SEDIMENT AND EROSION CONTROL STANDARD NOTES (REVISED DEC-2012):

- 1. IF NECESSARY, SLOPES, WHICH EXCEED EIGHT (8) VERTICAL FEET SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS, IN ADDITION TO HYDROSEEDING. IT MAY BE NECESSARY TO INSTALL TEMPORARY SLOPE DRAINS DURING CONSTRUCTION.
2. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED...
3. WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE...

WATER AND SEWER LINE CONSTRUCTION:

- 1. ALL WATER AND SEWER LINE CONSTRUCTION SHALL CONFORM TO APPLICABLE STATE AND BEAUFORT JASPER WATER SEWER AUTHORITY (BJWSA) REQUIREMENTS, STANDARDS AND SPECIFICATIONS.
2. BJWSA WILL BE RESPONSIBLE FOR INSPECTION AND APPROVAL OF ALL WATER AND SEWER SYSTEM CONSTRUCTION AND FOR ACCEPTANCE FOR OPERATION AND MAINTENANCE.
3. ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFICATION OF ALL UTILITY OWNERS AND FOR FIELD VERIFICATION OF BOTH HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO COMMENCING CONSTRUCTION...

WORK ON SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY:

- 1. CONTRACTOR SHALL REVIEW AND COMPLY WITH ALL CONDITIONS AND SPECIAL PROVISIONS CONTAINED IN THE SCDOT ENCROACHMENT PERMIT(S) ISSUED FOR THIS PROJECT.
2. CONTRACTOR TO REFER TO THE MOST CURRENT EDITION OF THE SCDOT STANDARD DRAWINGS.
3. CONTRACTOR IS RESPONSIBLE FOR SUBMITTING CONSTRUCTION NOTIFICATION FORM (48 HOUR MINIMUM) AND COORDINATION OF ALL WORK WITHIN SCDOT RIGHTS-OF-WAY WITH THE LOCAL AND/OR DISTRICT SCDOT ENGINEERING REPRESENTATIVE...

TREE PROTECTION-BLUFFTON

- 1. ALL TREES HAVING A TRUNK DIAMETER OF 8-INCHES (dbh) OR LARGER, AND ENDANGERED OR VALUED TREES HAVING A TRUNK DIAMETER OF 4-INCHES (dbh) OR LARGER MUST BE PRESERVED UNLESS SPECIFICALLY APPROVED FOR REMOVAL IN ACCORDANCE WITH TOWN OF BLUFFTON DEVELOPMENT STANDARDS ORDINANCE AND INDICATED ON THE PLANS TO BE REMOVED.
2. THE CONTRACTOR IS RESPONSIBLE FOR MARKING THE TREES DESIGNATED TO BE PRESERVED IN ACCORDANCE WITH THE REQUIREMENTS CONTAINED IN THE TOWN OF BLUFFTON DEVELOPMENT STANDARDS ORDINANCE.
3. PRIOR TO COMMENCING ANY CLEARING OR CONSTRUCTION OPERATIONS ON THE SITE, THE CONTRACTOR SHALL ERECT TREE PROTECTION BARRIERS AROUND EACH TREE OR GROUP OF TREES DESIGNATED FOR PRESERVATION IN ACCORDANCE WITH THE DETAILS ON THE PLANS...

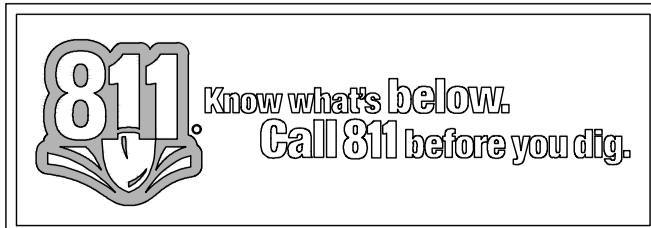
UTILITY CONTACTS:

Table with utility company names and contact information: PALMETTO ELECTRIC, DOMINION ENERGY, BJWSA, HARGRAY COMMUNICATIONS, TIME WARNER CABLE, CENTURY LINK, SANTEE COOPER.

CONTRACTOR NOTE:

CONTRACTOR TO OBTAIN AND BECOME FAMILIAR WITH GEOTECHNICAL REPORT #12572323-00 PREPARED BY GHD.

ALL WORK MUST CONFORM TO PROJECT TECHNICAL SPECIFICATIONS FOR MAY RIVER MONTESSORI PREPARED BY WARD EDWARDS ENGINEERING. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF THE TECHNICAL SPECIFICATIONS IF NOT PROVIDED WITH THE DRAWINGS.



PROJECT INFORMATION

DEVELOPER: MAY RIVER MONTESSORI, INC. P.O. BOX 2557 BLUFFTON, SC 29910 843.757.2312
PROPERTY OWNER: MAY RIVER MONTESSORI, INC. P.O. BOX 2557 BLUFFTON, SC 29910 843.757.2312
SOURCE OF TITLE: BEAUFORT COUNTY REGISTER OF DEEDS, DEED BOOK 3397 PAGE 3048
LATITUDE / LONGITUDE: N 32° 14' 02" W 80° 51' 46"
PROJECT STREET ADDRESS: 58 CALHOUN ST, BLUFFTON, SC 29910
FLOOD ZONE: X (AREA OF MIN. FLOOD HAZARD)

PROPERTY IDENTIFICATION NO.:

County I.D. #R610-039-00A-0123-0000

DEVELOPMENT PERMIT JURISDICTION:

TOWN OF BLUFFTON

USE:

EXISTING: SCHOOL
PROPOSED: SCHOOL
1 BUILDING

SURFACE COVERAGE:

MIN OPEN SPACE REQUIRED: 20 %
EXISTING IMPERVIOUS: 1,168 SQ. FT. (13 %)
PROPOSED IMPERVIOUS: 6,720 SQ. FT. (20 %)
OPEN SPACE PROVIDED: 7,443 SQ. FT. (26 %)

PARKING SUMMARY:

PARKING USE TYPES
USE TYPE = 1 SPACE/1 INSTRUCTOR
PARKING REQUIRED:
USE TYPE = 32 INSTRUCTORS X 1 SPACE/1 INSTRUCTOR = 32 SPACES
PARKING PROVIDED:
TOTAL = 35 SPACES

SHEET NO.

Table with columns SHEET NO. and DESCRIPTION. Rows include COVER SHEET & CONSTRUCTION NOTES, EXISTING CONDITIONS PLANS, INITIAL EROSION CONTROL PLANS AND DETAILS, etc.

RELEASE SCHEDULE

Table with columns RELEASE NO., DESCRIPTION, and DATE. Rows include RELEASED FOR REVIEW, RELEASED FOR PERMITTING, RELEASED FOR PERMITTING.

SEQUENCE OF CONSTRUCTION ACTIVITIES

- ESTIMATED START DATE: 09-01-22 ESTIMATED COMPLETION DATE: 07-01-23
ITEMS MUST OCCUR IN THE ORDER LISTED; ITEMS CANNOT OCCUR CONCURRENTLY UNLESS SPECIFICALLY NOTED.
PHASE 1 - (INITIAL)
1. RECEIVE NEPES COVERAGE FROM DHEC.
2. HOLD PRE-CONSTRUCTION MEETING.
3. NOTIFY DHEC ECO REGIONAL OFFICE OR OCRM OFFICE 48 HOURS PRIOR TO BEGINNING LAND-DISTURBING ACTIVITIES.

PHASES 2 & 3 - (INTERMEDIATE & FINAL)

- 11. INSTALLATION OF BASIN AND INSTALLATION OF DIVERSIONS TO THOSE STRUCTURES (OUTLET STRUCTURES MUST BE COMPLETELY INSTALLED AS SHOWN ON THE DETAILS BEFORE PROCEEDING TO NEXT STEP; AREAS DRAINING TO THESE STRUCTURES CANNOT BE DISTURBED UNTIL THE STRUCTURES & DIVERSIONS TO THE STRUCTURES ARE COMPLETELY INSTALLED).
12. CLEARING & GRUBBING OF SITE OR DEMOLITION (SEDIMENT & EROSION CONTROL MEASURES FOR THESE AREAS MUST ALREADY BE INSTALLED).
13. ROUGH GRADING.
14. INSTALLATION OF STORM DRAIN SYSTEM AND PLACEMENT OF INLET PROTECTION AS EACH INLET IS INSTALLED.
15. INSTALL ALL REQUIRED UTILITIES AND CURBING.
16. FINE GRADING, PAVING, ETC.
17. PLACE TOPSOIL & ESTABLISH FINISH GRADES.
18. PERMEABLE PAVERS SHALL BE LAID WHEN ALL HEAVY CONSTRUCTION IS COMPLETED.
19. CLEAN-OUT OF DETENTION BASINS THAT WERE USED AS SEDIMENT CONTROL STRUCTURES AND RE-GRADING OF DETENTION POND BOTTOMS; IF NECESSARY, MODIFICATION OF SEDIMENT BASIN RISER TO CONVERT TO DETENTION BASIN OUTLET STRUCTURE.

- 24. NOTE: PERFORM WEEKLY SITE INSPECTIONS DURING LAND DISTURBING ACTIVITIES AND MAKE RECOMMENDATIONS FOR ADDITIONAL BMPs OR MAINTENANCE OF EXISTING BMPs
25. NOTE: ALL PUMPED DEWATERING SHALL BE PERFORMED USING AN APPROPRIATELY SIZED PUMPED WATER FILTER BAG.

SCDHEC-OCRM CERTIFICATION:

"I HAVE PLACED MY SIGNATURE AND SEAL ON THE DESIGN DOCUMENTS SUBMITTED SIGNIFYING THAT I ACCEPT RESPONSIBILITY FOR THE DESIGN OF THE SYSTEM. FURTHER, I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE DESIGN IS CONSISTENT WITH THE REQUIREMENTS OF TITLE 48, CHAPTER 14 OF THE CODE OF LAWS OF SC, 1976 AS AMENDED, PURSUANT TO REGULATION 72-300 ET SEQ. (IF APPLICABLE), AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SCRI00000."

PROJECT NAME
BJWSA PROJECT #: 2022-XXX

Table with vertical datum and project information: VERTICAL DATUM: NAVD88, PROJECT #: 210141, DATE: 05/24/22, DESIGNED BY: EJJ, CHECKED BY: FRM

SHEET C001

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NOTES:

1. THIS LOT APPEARS TO LIE IN FLOOD ZONE X AS SHOWN PER FIRM MAP 45013C0426G, COMMUNITY No. 450251, DATED 03/23/21.
2. TREE SIZES SHOWN IN INCHES OF DIAMETER. CONTOUR INTERVAL IS ONE FOOT. ELEVATIONS ARE BASED ON NAVD 1988 DATUM.
3. SOUTH CAROLINA STATE PLANE COORDINATES ARE BASED ON NAD 83, REFERENCE 1.
4. PROPERTY MAY OR MAY NOT BE AFFECTED BY SETBACKS, EASEMENTS, COVENANTS, RESTRICTIONS AND/OR OTHER MATTERS OF TITLE NOT SHOWN HEREON AND ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.

REFERENCE(S):

1. PLAT BOOK 123, PAGE 156.
2. SURVEY BY T-SQUARE DATED: 04.28.99 PROJECT NO: 99-064AT

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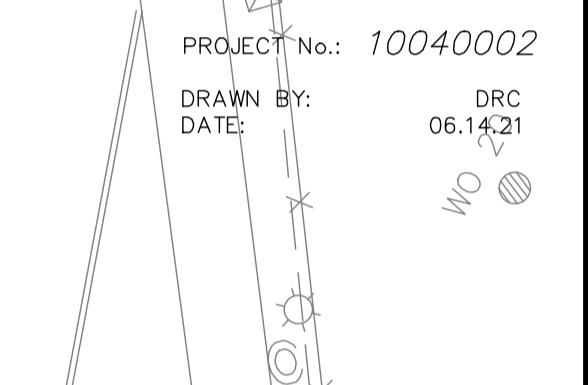
A TREE & TOPOGRAPHIC SURVEY OF
PARCEL 123
CALHOUN STREET / BRIDGE STREET

TMS R610 039 00A 0123 0000
TOWN OF BLUFFTON, BEAUFORT COUNTY,
SOUTH CAROLINA

PREPARED FOR:
May River Montessori

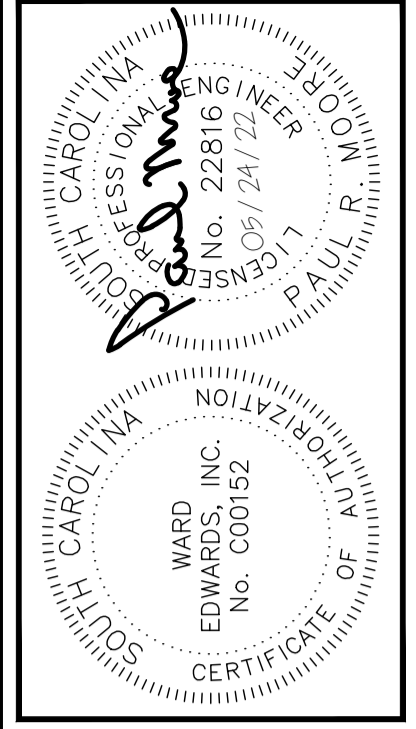


PROJECT No.: 10040002
DRAWN BY: DRC
DATE: 06.14.21



LEGEND:

CMF	CONCRETE MONUMENT FOUND
RBF	REBAR FOUND
PKF	PK NAIL FOUND
FP	POWER POLE
OHP	OVER HEAD POWER LINE
UGE	UNDERGROUND ELECTRIC BOX
TEL	TELEPHONE PEDestal
TRNF	TRANSFORMER PEDestal
TV	CABLE TELEVISION PEDestal
WM	WATER METER
SSMH	SANITARY SEWER MANHOLE
LO	LIVE OAK
HIC	HICKORY
LA	LAUREL OAK
PLM	PALMETTO
G	GUM
POP	POPLAR
X10.0	SPOT ELEVATION
-10-	CONTOUR



NO.	DATE	DESCRIPTION	PLAN REVISIONS
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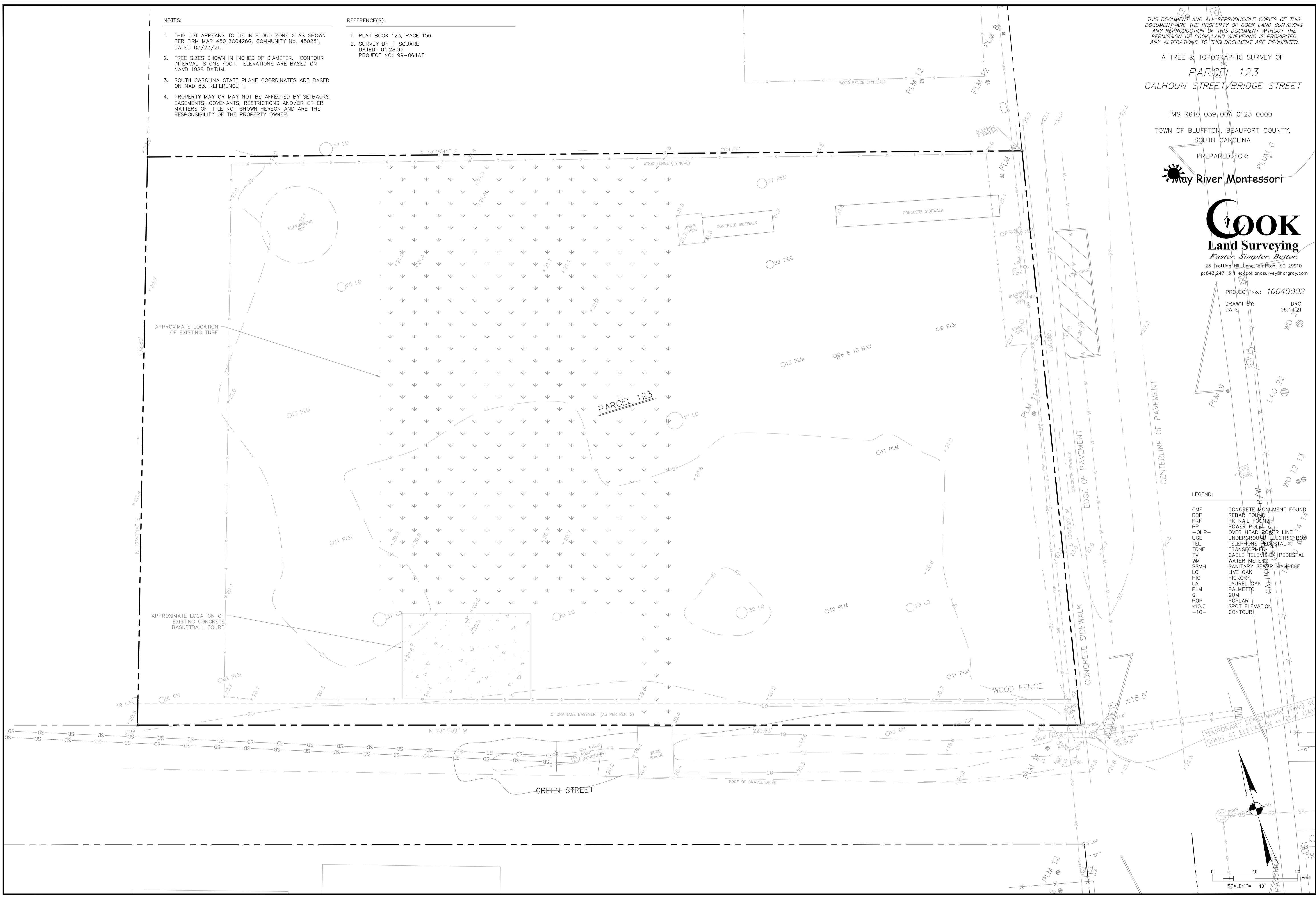
MAY RIVER MONTESSORI
TOWN OF BLUFFTON, SOUTH CAROLINA
May River Montessori, INC.
Bluffton, State

VERTICAL DATUM:
NAVD88

PROJECT #:	21014
DATE:	05/24/22
DESIGNED BY:	EJJ
CHECKED BY:	PRM

SHEET C101

NOT FOR CONSTRUCTION

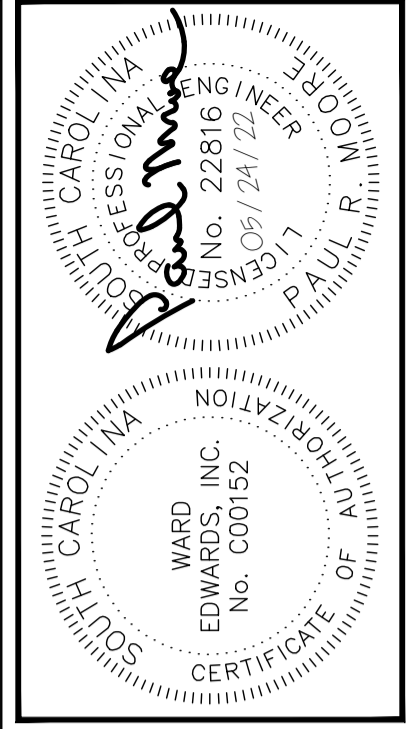


IF THIS SHEET IS LESS THAN 22" X 34" IT IS A REDUCED PRINT. SCALE ACCORDINGLY

SEDIMENT CONTROL	
SEDIMENT BASIN:	
TEMPORARY SEDIMENT TRAP:	
ROCK SEDIMENT DIKE:	
ROCK CHECK DAM:	
SEDIMENT TUBE:	
SILT FENCE:	
REINFORCED SILT FENCE:	
TYPE A--FABRIC INLET PROTECTION:	
TYPE A--SEDIMENT TUBE INLET PROTECTION:	
TYPE B - WIRE MESH AND STONE DROP INLET PROTECTION:	
TYPE C - BLOCK AND GRAVEL INLET PROTECTION:	
TYPE D - RIGID INLET FILTERS:	
TYPE E - SURFACE COURSE CURB INLET FILTER:	
TYPE F - INLET TUBE:	
TYPE FC - FILTER BAG CURB INLET PROTECTION:	
TYPE FB - FILTER BAG CURB INLET PROTECTION:	
CONCRETE WASHOUT	

LIMITS OF DISTURBANCE: NPDES	
EROSION PREVENTION	
LAND GRADING:	LG OR
SURFACE ROUGHENING:	
TOPSOILING:	
TEMPORARY SEEDING:	TS
MULCHING:	M
ECB OR TRM:	
FGM:	FGM
BFM:	BFM
PERMANENT SEEDING:	PS
SODDING:	SO
RIPRAP:	
OUTLET PROTECTION:	RIPRAP ECB or TRM
DUST CONTROL:	DC
POLYACRYLAMIDE (PAM):	PAM

RUNOFF CONVEYANCE MEASURES	
VEGETATED CHANNELS:	
RIPRAP-LINED CHANNELS:	
ECB OR TRM-LINED CHANNELS:	
PAVED CHANNELS:	PC
PIPE SLOPE DRAINS:	
TEMPORARY STREAM CROSSING:	
TEMPORARY DIVERSION DITCH OR SWALE:	TD
PERMANENT DIVERSION DITCH:	PD
DIVERSION DIKE OR BERM:	DD
LEVEL SPREADER:	
SUBSURFACE DRAIN:	SSD



NO.	DESCRIPTION	DATE
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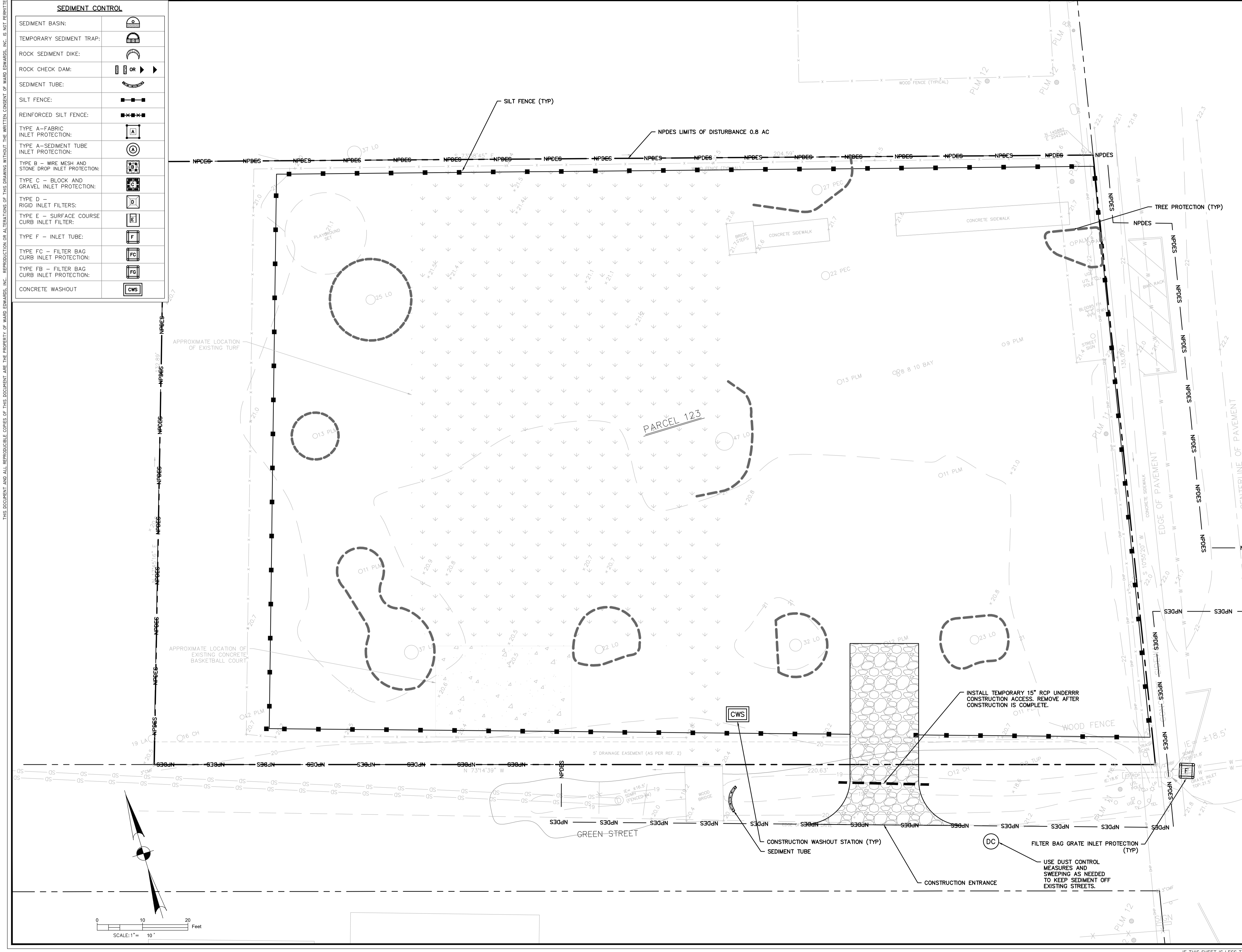
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MAY RIVER MONTESSORI
TOWN OF BLUFFTON, SOUTH CAROLINA
May River Montessori, Inc.
Bluffton, State

VERTICAL DATUM:	NAVD88
PROJECT #:	210141
DATE:	05/24/22
DESIGNED BY:	EJJ
CHECKED BY:	PRM

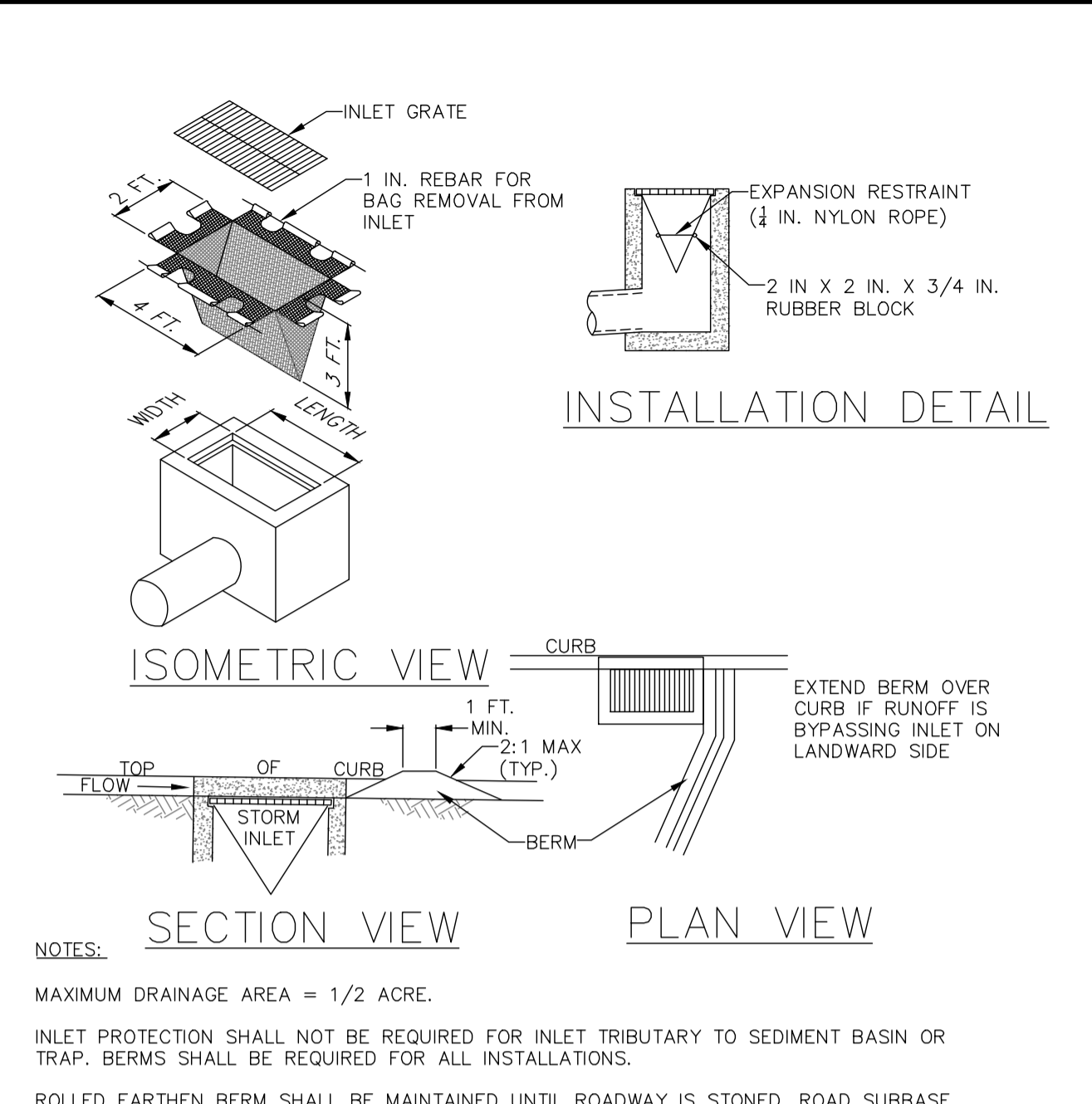
SHEET C201

NOT FOR CONSTRUCTION



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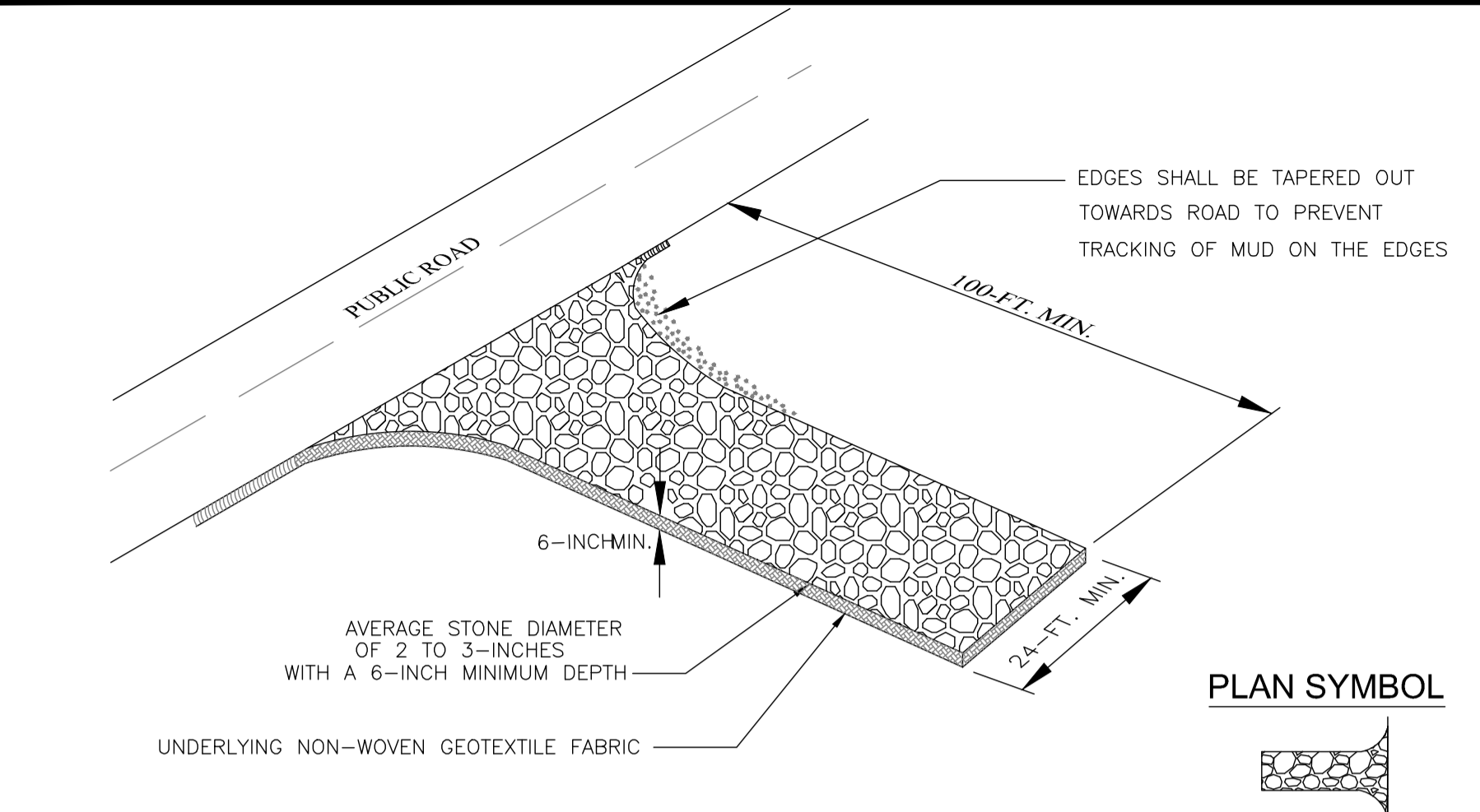
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NOTES:
 MAXIMUM DRAINAGE AREA = 1/2 ACRE.
 INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.
 ROLLED EARTHEN BERM SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. SIX INCH MINIMUM HEIGHT ASPHALT BERM SHALL BE MAINTAINED UNTIL ROADWAY SURFACE RECEIVES FINAL COAT.
 AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS. A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.
 INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE OF ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.
 DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

INSTALLATION DETAIL
ISOMETRIC VIEW
SECTION VIEW
PLAN VIEW
NOT TO SCALE

Filter Bag Grate Inlet Protection
 STANDARD DRAWING NO. SC-06 PAGE 1 of 2
 FEBRUARY 2014 DATE
NOT TO SCALE



SPECIFICATION	SIZE
ROCK PAD THICKNESS	6 INCHES
ROCK PAD WIDTH	24 FEET
ROCK PAD LENGTH	100 FEET
ROCK PAD STONE SIZE	D = 2-3 INCHES

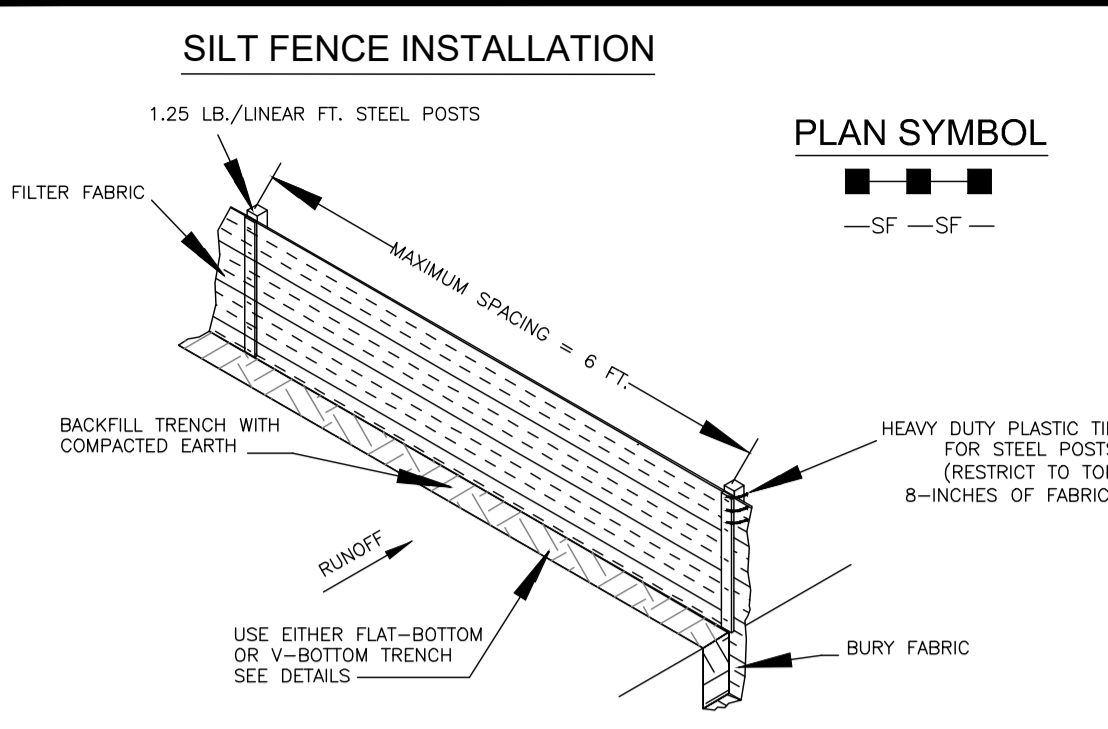
CONSTRUCTION ENTRANCE - GENERAL NOTES

- Stabilized construction entrances should be used at all points where traffic will egress/ingress a construction site onto a public road or any impervious surfaces, such as parking lots.
- Install a non-woven geotextile fabric prior to placing any stone.
- Install a culvert pipe across the entrance when needed to provide positive drainage.
- The entrance shall consist of 2-inch to 3-inch D50 stone placed at a minimum depth of 6-inches.
- Minimum dimensions of the entrance shall be 24-feet wide by 100-feet long, and may be modified as necessary to accommodate site constraints.
- The edges of the entrance shall be tapered out towards the road to prevent tracking at the edge of the entrance.
- Divert all surface runoff and drainage from the stone pad to a sediment trap or basin or other sediment trapping structure.
- Limestone may not be used for the stone pad.

CONSTRUCTION ENTRANCE - INSPECTION & MAINTENANCE

- The key to functional construction entrances is weekly inspections, routine maintenance, and regular sediment removal.
- Regular inspections of construction entrances shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall event that produces 1/2-inch or more of precipitation.
- During regular inspections, check for mud and sediment buildup and pad integrity. Inspection frequencies may need to be more frequent during long periods of wet weather.
- Reshape the stone pad as necessary for drainage and runoff control.
- Wash or replace stones as needed and as directed by site inspector. The stone in the entrance should be washed or replaced whenever the entrance fails to reduce the amount of mud being carried off-site by vehicles. Frequent washing will extend the useful life of stone pad.
- Immediately remove mud and sediment tracked or washed onto adjacent impervious surfaces by brushing or sweeping. Flushing should only be used when the water can be discharged to a sediment trap or basin.
- During maintenance activities, any broken pavement should be repaired immediately.
- Construction entrances should be removed after the site has reached final stabilization. Permanent vegetation should replace areas from which construction entrances have been removed, unless area will be converted to an impervious surface to serve post-construction.

CONSTRUCTION ENTRANCE
 STANDARD DRAWING NO. SC-06 PAGE 2 of 2
 FEBRUARY 2014 DATE
GENERAL NOTES

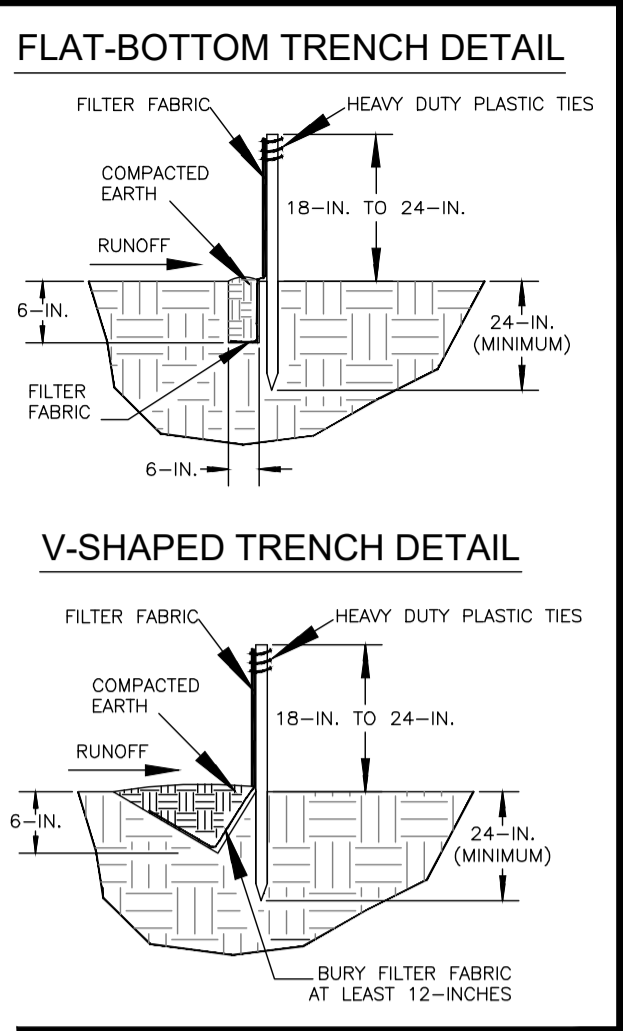


- SILT FENCE - GENERAL NOTES**
- Do not place silt fence across channels or in other areas subject to concentrated flows. Silt fence should not be used as a velocity control BMP. Concentrated flows are any flows greater than 0.5 cfs.
 - Maximum sheet or overlaid flow path length to the silt fence shall be 100-feet.
 - Maximum slope steepness (normal [perpendicular] to the fence line) shall be 2:1.
 - Silt fence joints, when necessary, shall be completed by one of the following options:
 - Wrap each fabric together at a support post with both ends fastened to the post, with a 1-foot minimum overlap;
 - Overlap silt fence by installing 3-feet passed the support post to which the new silt fence roll is attached. Attach old roll to new roll with heavy-duty plastic ties; or,
 - Overlap entire width of each silt fence roll from one support post to the next support post.
 - Attach filter fabric to the steel posts using heavy-duty plastic ties that are evenly spaced within the top 8-inches of the fabric.
 - Install the silt fence perpendicular to the direction of the stormwater flow and place the silt fence the proper distance from the toe of steep slopes to provide sediment storage and access for maintenance and cleanout.
 - Install Silt Fence Checks (Tie-Backs) every 50-100 feet, dependent on slope, along silt fence that is installed with slope and where concentrated flows are expected or are documented along the proposed/installed silt fence.

- SILT FENCE - POST REQUIREMENTS**
- Silt fence posts must be 48-inch long steel posts that meet, at a minimum, the following physical characteristics:
 - Composed of a high strength steel with a minimum yield strength of 50,000 psi.
 - Include a standard "T" section with a nominal face width of 1.38-inches and a nominal "T" length of 1.48-inches.
 - Weight 1.25 pounds per foot (± 8%).
 - Posts shall be equipped with projections to aid in fastening of filter fabric.
 - Steel posts may need to have a metal soil stabilization plate welded near the bottom when installed along steep slopes or installed in loose soils. The plate should have a minimum cross section of 17-square inches and be composed of 15 gauge steel, at a minimum. The metal soil stabilization plate should be completely buried.
 - Install posts to a minimum of 24-inches. A minimum height of 1- to 2-inches above the fabric shall be maintained, and a maximum height of 3 feet shall be maintained above the ground.
 - Post spacing shall be at a maximum of 6-feet on center.

- SILT FENCE - FABRIC REQUIREMENTS**
- Silt fence must be composed of woven geotextile filter fabric that consists of the following requirements:
 - Composed of fibers consisting of long chain synthetic polymers of at least 85% by weight of polyolefins, polyesters, or polyamides that are formed into a network such that the filaments or yarns retain dimensional stability relative to each other.
 - Free of any treatment or coating which might adversely alter its physical properties after installation;
 - Free of any defects or flaws that significantly affect its physical and/or filtering properties; and,
 - Have a minimum width of 36-inches.
 - Use only fabric appearing on SC DOT's Qualified Products Listing (QPL), Approval Sheet #34, meeting the requirements of the most current edition of the SC DOT Standard Specifications for Highway Construction.
 - 12-inches of the fabric should be placed within excavated trench and toed in when the trench is backfilled.
 - Filter Fabric shall be purchased in continuous rolls and cut to the length of the barrier to avoid joints.
 - Filter Fabric shall be installed at a minimum of 24-inches above the ground.

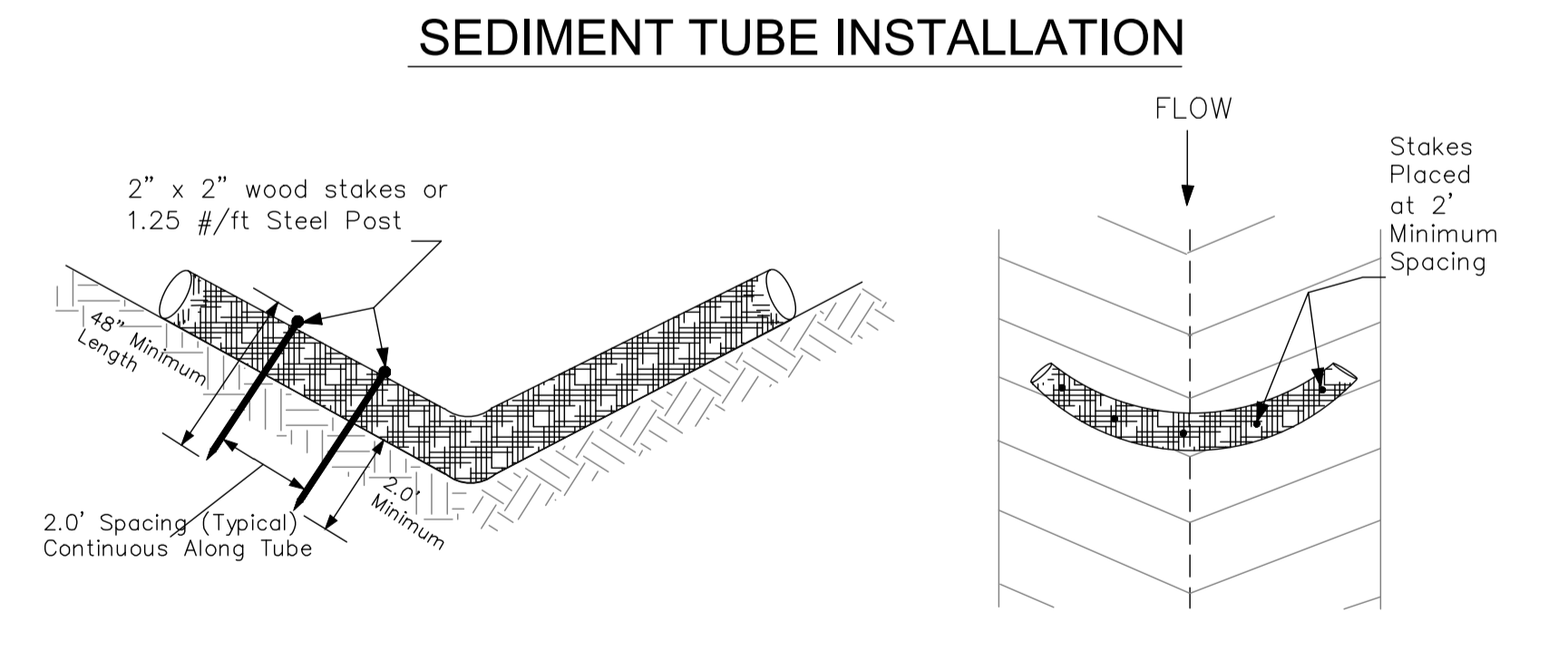
SILT FENCE
 STANDARD DRAWING NO. SC-03 PAGE 1 of 2
 FEBRUARY 2014 DATE
NOT TO SCALE



SILT FENCE
 STANDARD DRAWING NO. SC-03 PAGE 1 of 2
 FEBRUARY 2014 DATE
NOT TO SCALE

- SILT FENCE - INSPECTION & MAINTENANCE**
- The key to functional silt fence is weekly inspections, routine maintenance, and regular sediment removal.
 - Regular inspections of silt fence shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall event that produces 1/2-inch or more of precipitation.
 - Attention to sediment accumulations along the silt fence is extremely important. Accumulated sediment should be continually monitored and removed when necessary.
 - Remove accumulated sediment when it reaches 1/3 the height of the silt fence.
 - Removed sediment shall be placed in stockpile storage areas or spread thinly across disturbed area. Stabilize the removed sediment after it is relocated.
 - Check for areas where stormwater runoff has eroded a channel beneath the silt fence, or where the fence has sagged or collapsed due to runoff overlapping the silt fence. Install checks/tie-backs and/or reinstall silt fence, as necessary.
 - Check for tears within the silt fence, areas where silt fence has begun to decompose, and for any other circumstance that may render the silt fence ineffective. Removed damaged silt fence and reinstall new silt fence immediately.
 - Silt fence should be removed within 30 days after final stabilization is achieved and once it is removed, the resulting disturbed area shall be permanently stabilized.

SILT FENCE
 STANDARD DRAWING NO. SC-03 PAGE 2 of 2
 FEBRUARY 2014 DATE
GENERAL NOTES



SEDIMENT TUBE SPACING

SLOPE	MAX. SEDIMENT TUBE SPACING
LESS THAN 2%	150-FEET
2%	100-FEET
3%	75-FEET
4%	50-FEET
5%	40-FEET
6%	30-FEET
GREATER THAN 6%	25-FEET

SEDIMENT TUBES
 STANDARD DRAWING NO. SC-05 PAGE 1 of 2
 FEBRUARY 2014 DATE
NOT TO SCALE

- SEDIMENT TUBES - GENERAL NOTES**
- Sediment tubes may be installed along contours, in drainage conveyance channels, and around inlets to help prevent off-site discharge of sediment-laden stormwater runoff.
 - Sediment tubes are elongated tubes of compacted geotextiles, curled excelsior wood, natural coconut fiber, or hardwood mulch. Straw, pine needles, and leaf mulch-filled sediment tubes are not permitted.
 - The outer netting of the sediment tube should consist of seamless, high-density polyethylene photodegradable materials treated with ultraviolet stabilizers or a seamless, high-density polyethylene non-degradable material.
 - Sediment tubes, when used as checks within channels, should range between 18-inches and 24-inches depending on channel dimensions. Diameters outside this range may be allowed where necessary when approved.
 - Curled excelsior wood, or natural coconut products that are rolled up to create a sediment tube are not allowed.
 - Sediment tubes should be staked using wooden stakes (2-inch X 2-inch) or steel posts (standard "U" or "T" sections with a minimum weight of 1.25 pounds per foot) at a minimum of 48-inches in length placed on 2-foot centers.
 - Install all sediment tubes to ensure that no gaps exist between the soil and the bottom of the tube. Manufacturer's recommendations should always be consulted before installation.
 - The ends of adjacent sediment tubes should be overlapped 6-inches to prevent flow and sediment from passing through the field joint.
 - Sediment tubes should not be stacked on top of one another, unless recommended by manufacturer.
 - Each sediment tube should be installed in a trench with a depth equal to 1/5 the diameter of the sediment tube.
 - Sediment tubes should continue up the side slopes a minimum of 1-foot above the design flow depth of the channel.
 - Install stakes at a diagonal facing incoming runoff.

SEDIMENT TUBES
 STANDARD DRAWING NO. SC-05 PAGE 2 of 2
 FEBRUARY 2014 DATE
GENERAL NOTES

SEDIMENT TUBES - INSPECTION & MAINTENANCE

- The key to functional sediment tubes is weekly inspections, routine maintenance, and regular sediment removal.
- Regular inspections of sediment tubes shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall event that produces 1/2-inch or more of precipitation.
- Attention to sediment accumulations in front of the sediment tube is extremely important. Accumulated sediment should be continually monitored and removed when necessary.
- Remove accumulated sediment when it reaches 1/3 the height of the sediment tube.
- Removed sediment shall be placed in stockpile storage areas or spread thinly across disturbed area. Stabilize the removed sediment after it is relocated.
- Large debris, trash, and leaves should be removed from in front of tubes when found.
- If erosion causes the edges to fall to a height equal to or below the height of the sediment tube, repairs should be made immediately to prevent runoff from bypassing tube.
- Sediment tubes should be removed after the contributing drainage area has been completely stabilized. Permanent vegetation should replace areas from which sediment tubes have been removed.

SEDIMENT TUBES
 STANDARD DRAWING NO. SC-05 PAGE 2 of 2
 FEBRUARY 2014 DATE
GENERAL NOTES

DUST CONTROL ON DISTURBED AREAS

ADHESIVE	WATER DILUTION	NOZZLE TYPE	APPLICATION (GAL./ACRE)
ANIONIC ASPHALT EMULSION	7:1*	COARSE SPRAY	1,200
LATEX EMULSION	12.5:1*	FINE SPRAY	235
RESIN-IN-WATER EMULSION	4:1*	FINE SPRAY	300

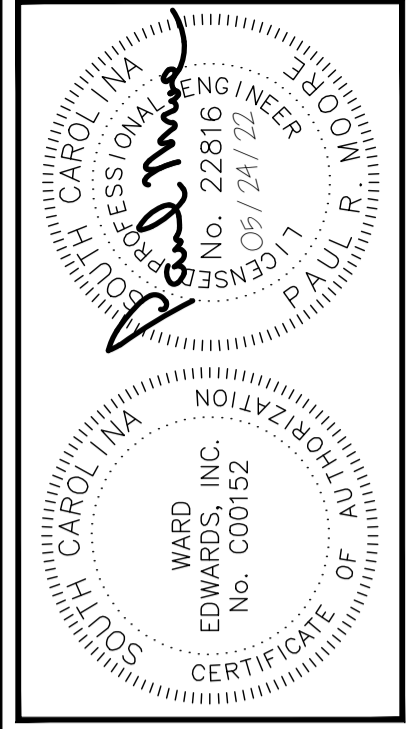
*USE MANUFACTURER'S RECOMMENDATIONS WHEN AVAILABLE.

MAINTENANCE:

- PROHIBIT TRAFFIC ON SURFACE AFTER SPRAYING.
- SUPPLEMENT SURFACE COVERING AS NEEDED.

INSTALLATION:

- APPLY ACCORDING TO APPROVED PLAN.
- MULCH DISTURBED AREAS AND TACKIFY WITH RESINS SUCH AS ASPHALT, CURASOL OR TERRATAK ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- STABILIZE DISTURBED AREAS WITH TEMPORARY OR PERMANENT VEGETATION.
- IRRIGATE DISTURBED AREAS UNTIL SURFACE IS WET.
- COVER SURFACES WITH CRUSHED STONE OR GRAVEL.
- APPLY CALCIUM CHLORIDE AT A RATE TO KEEP SURFACES MOIST.
- APPLY SPRAY-ON ADHESIVES TO MINERAL SOILS (NOT MUCK SOILS) AS DESCRIBED IN TABLE 1.



NO.	DESCRIPTION	DATE
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SILT FENCE
 STANDARD DRAWING NO. SC-03 PAGE 2 of 2
 FEBRUARY 2014 DATE
GENERAL NOTES

MAY RIVER MONTESSORI
 TOWN OF BLUFFTON, SOUTH CAROLINA
 May River Montessori, Inc.
 Bluffton, State

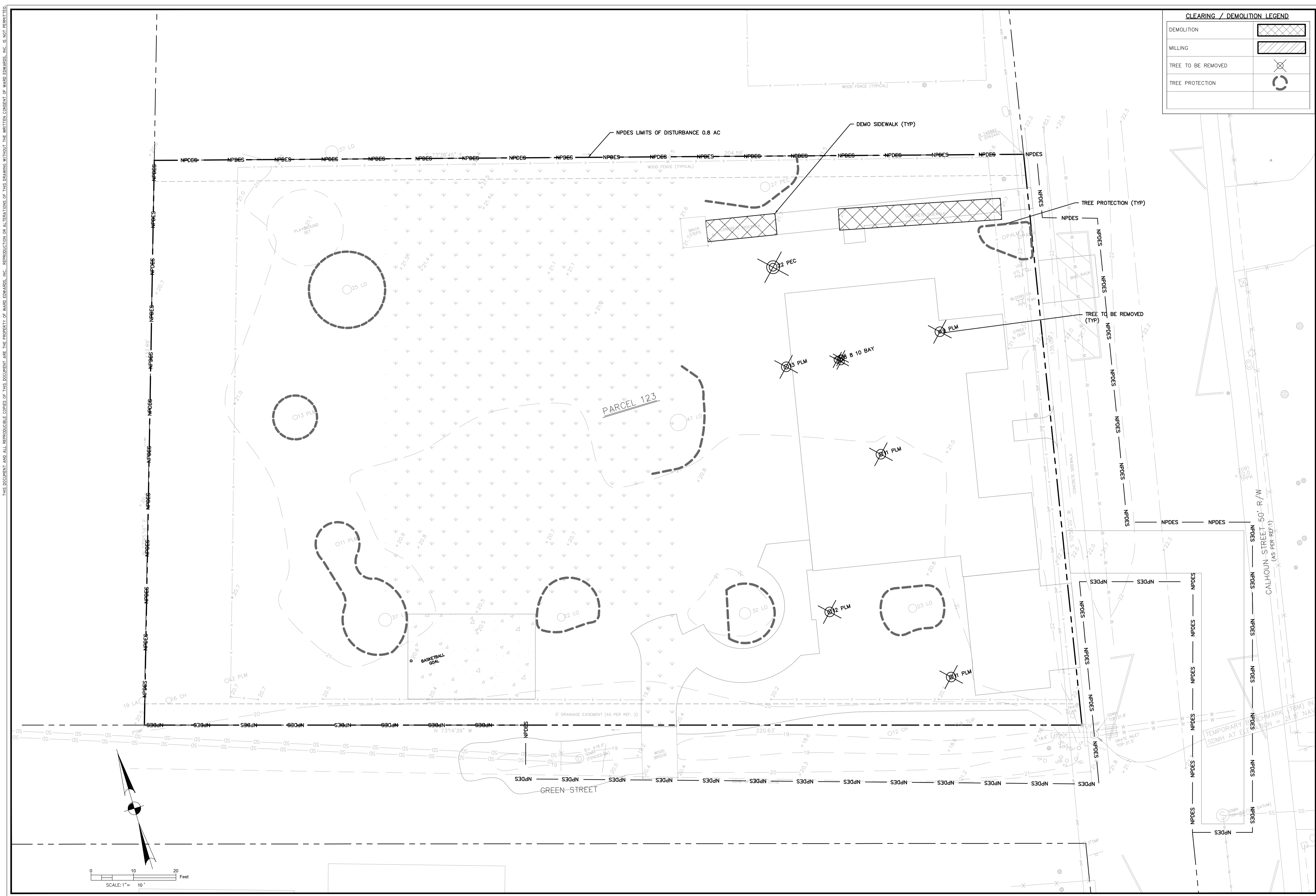
INITIAL EROSION CONTROL DETAILS

VERTICAL DATUM:
NAVD88

PROJECT #: 21014
 DATE: 05/24/22
 DESIGNED BY: EJJ
 CHECKED BY: PRM

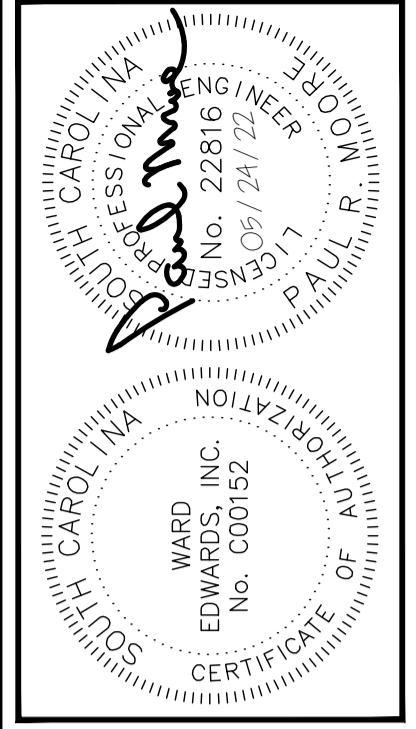
SHEET C202

NOT FOR CONSTRUCTION



CLEARING / DEMOLITION LEGEND

DEMOLITION	
MILLING	
TREE TO BE REMOVED	
TREE PROTECTION	



NO.	DESCRIPTION	DATE
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TOWN OF BLUFFTON, SOUTH CAROLINA
May River Montessori, Inc.
Bluffton, State

CLEARING & DEMOLITION PLAN

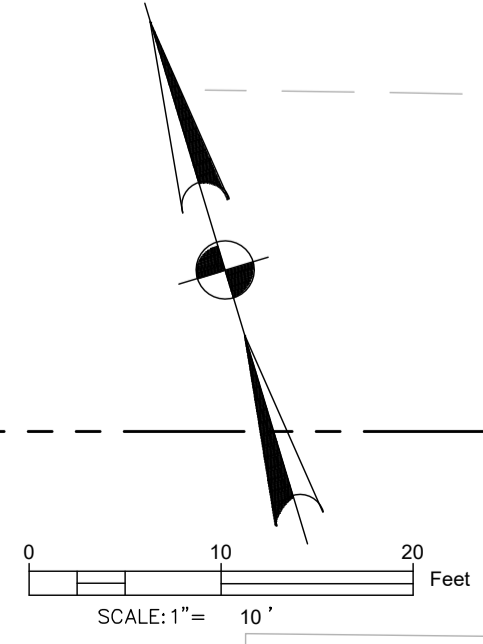
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NAVD88

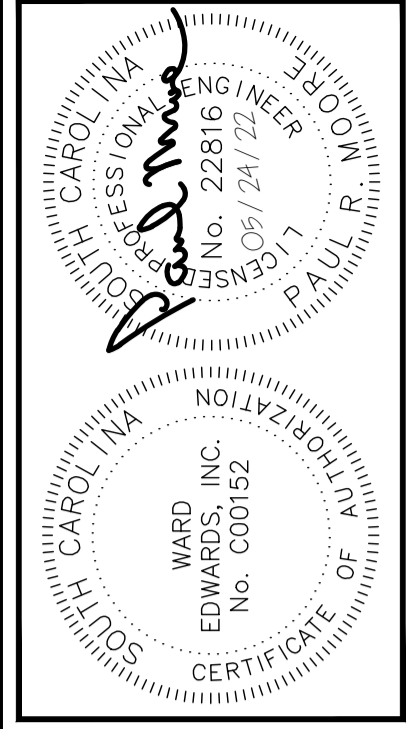
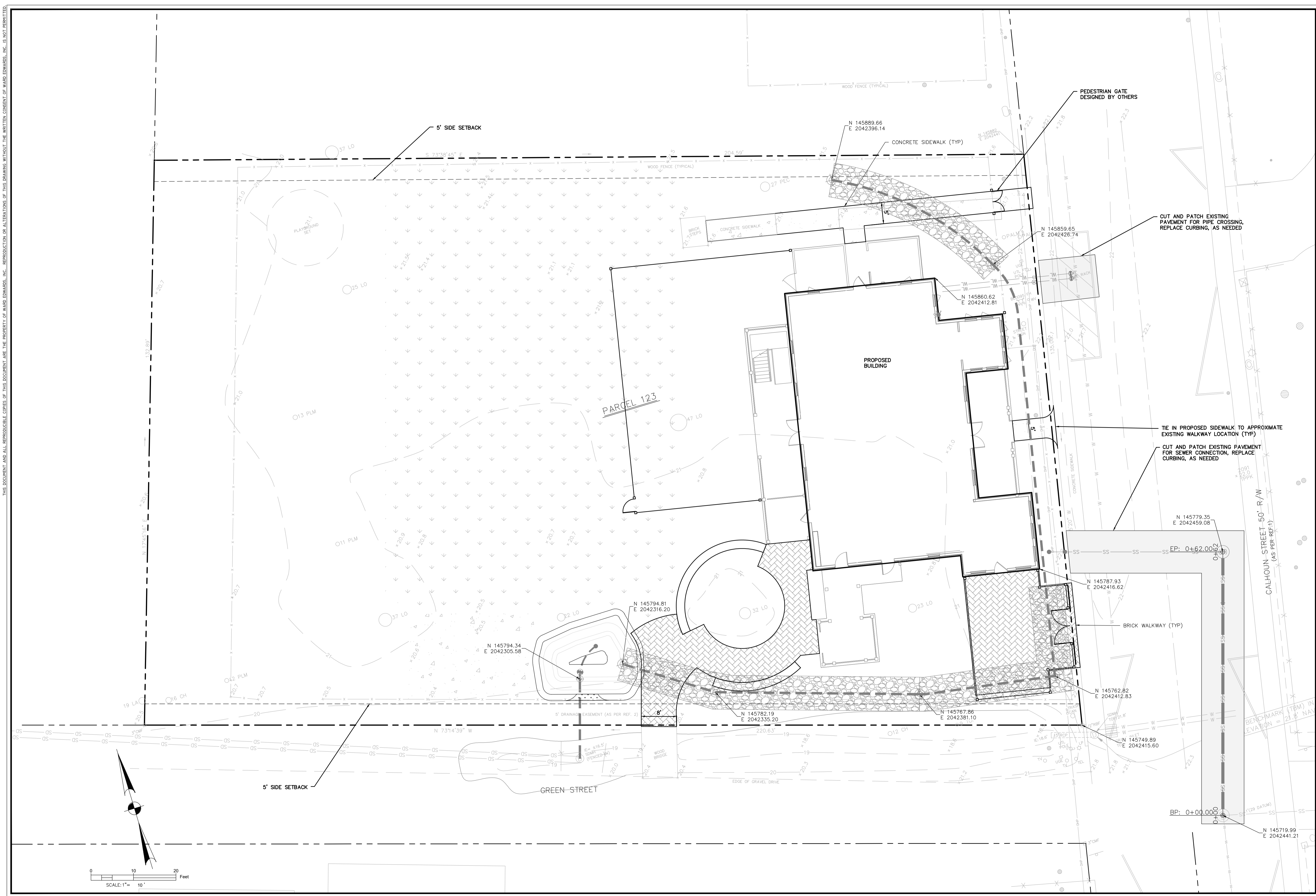
PROJECT #:	210141
DATE:	05/24/22
DESIGNED BY:	EJJ
CHECKED BY:	PRM

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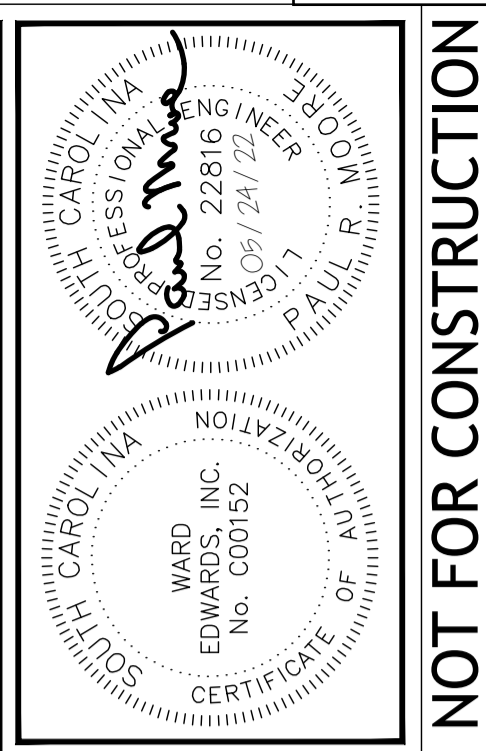
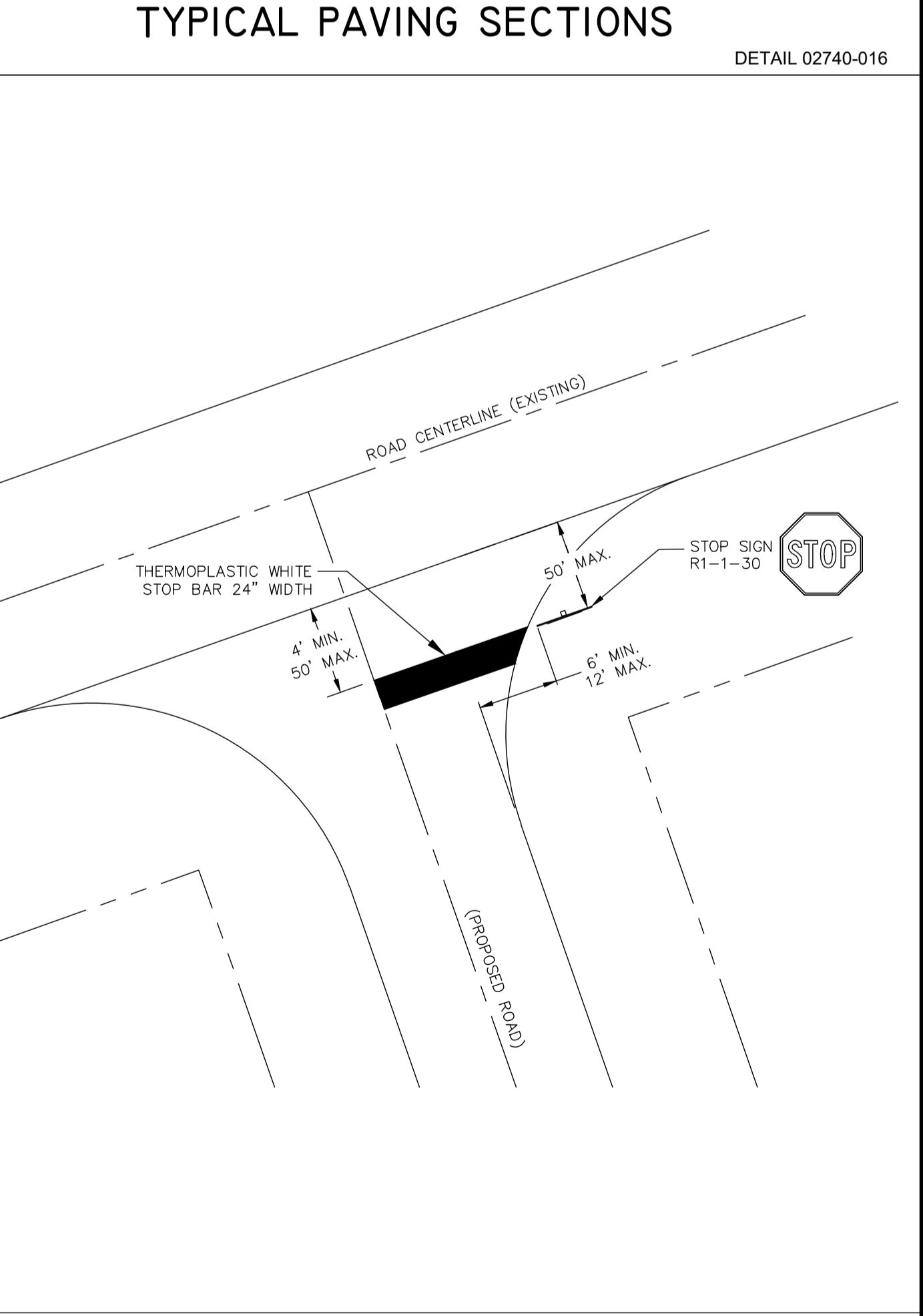
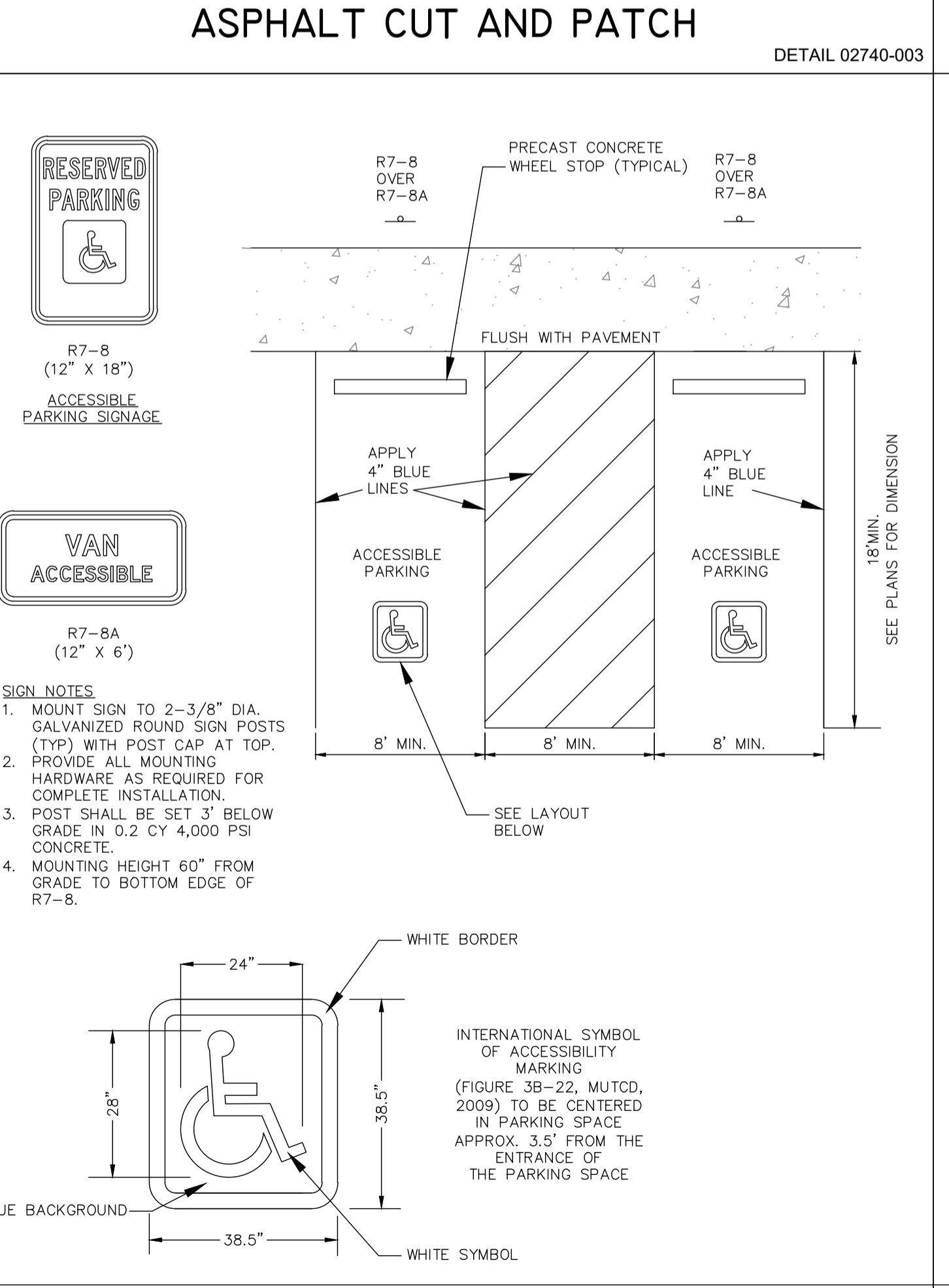
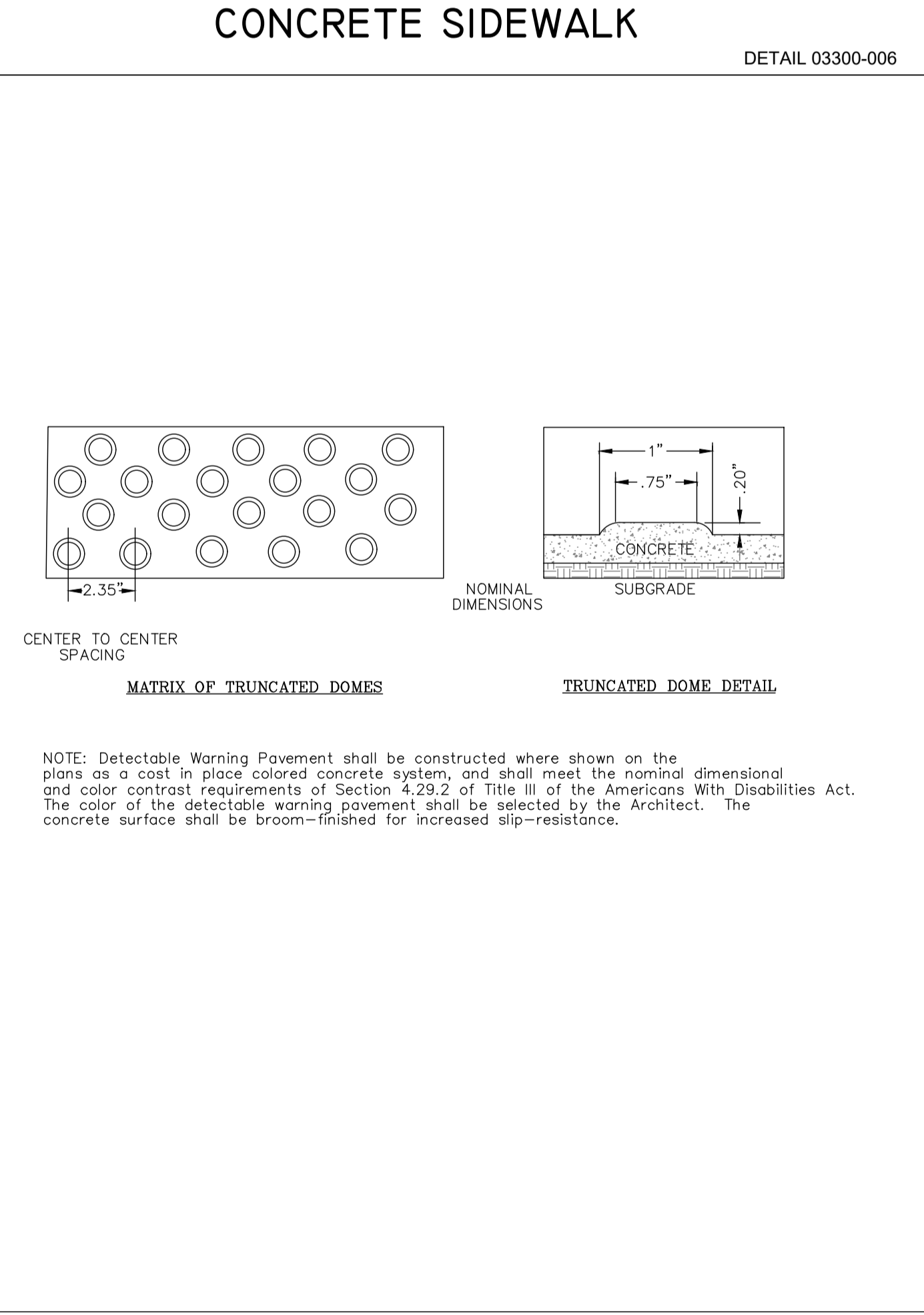
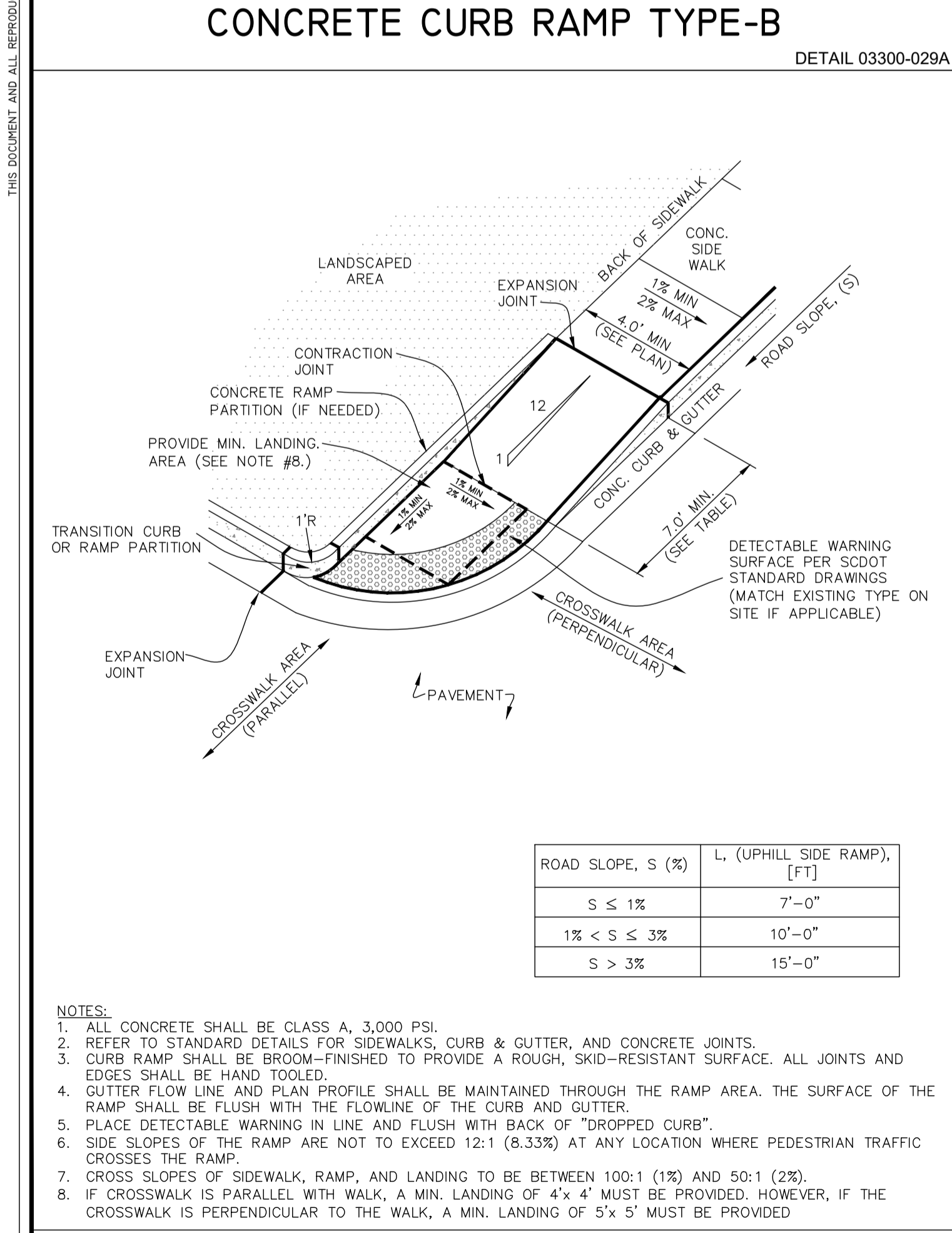
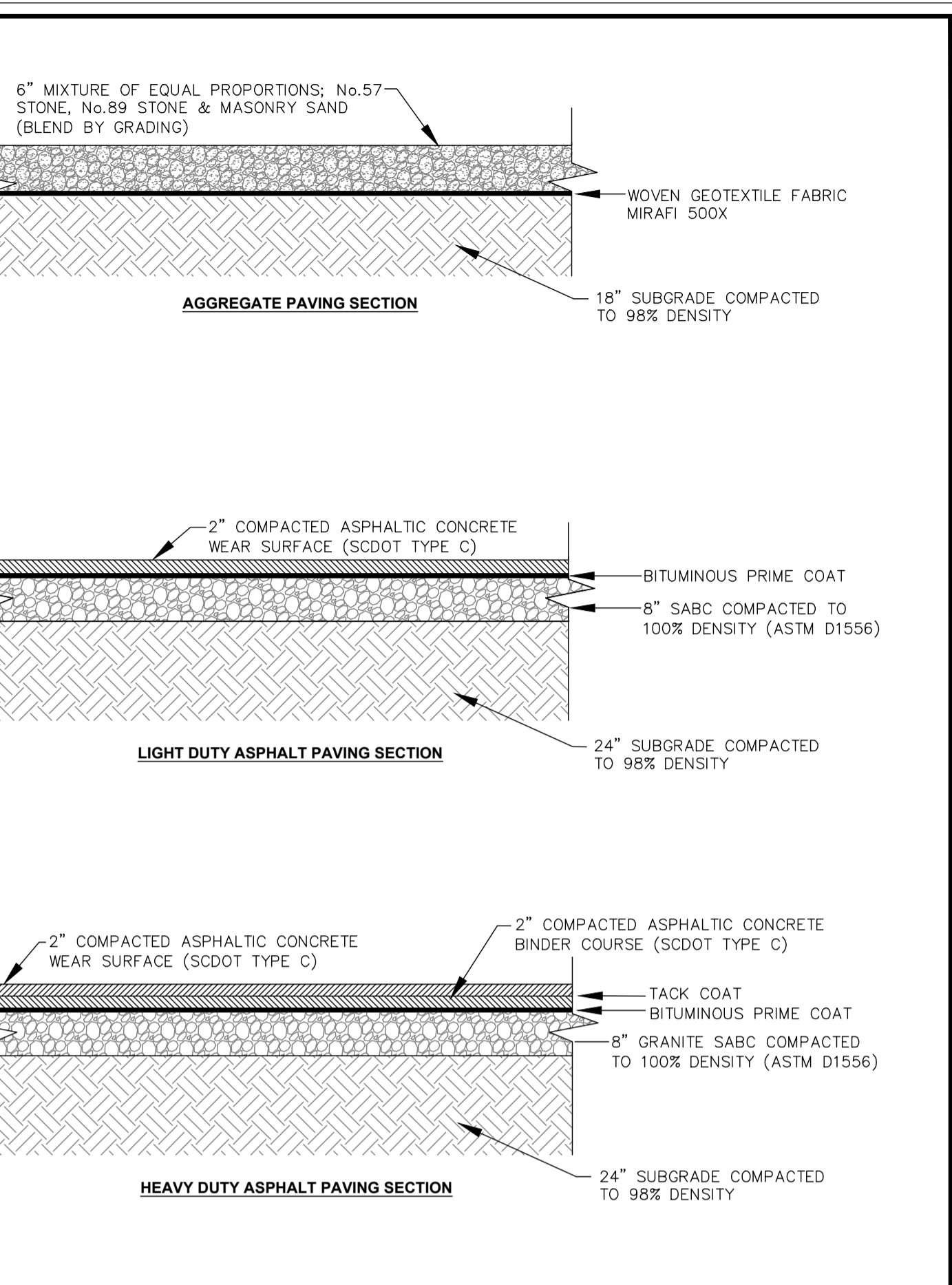
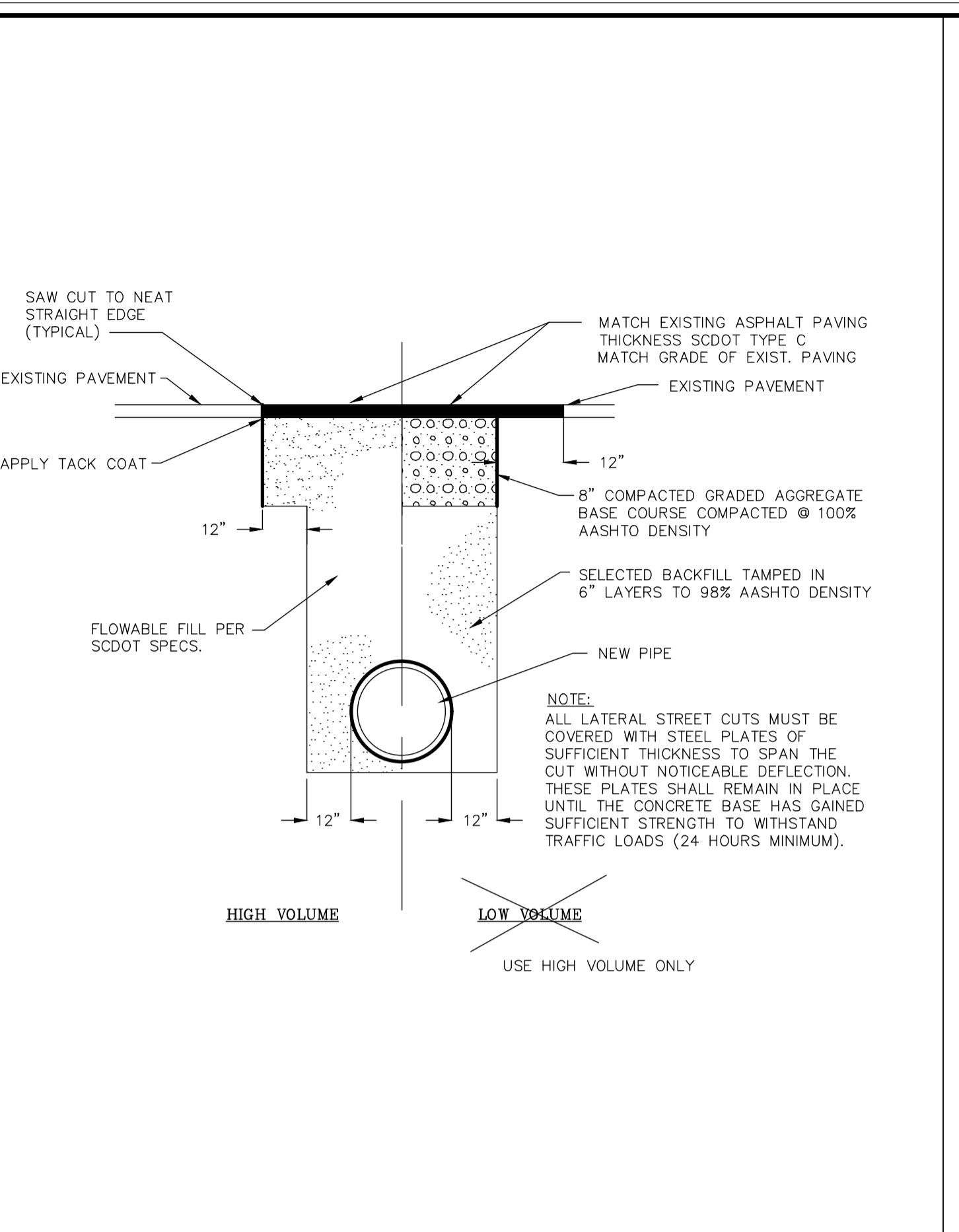
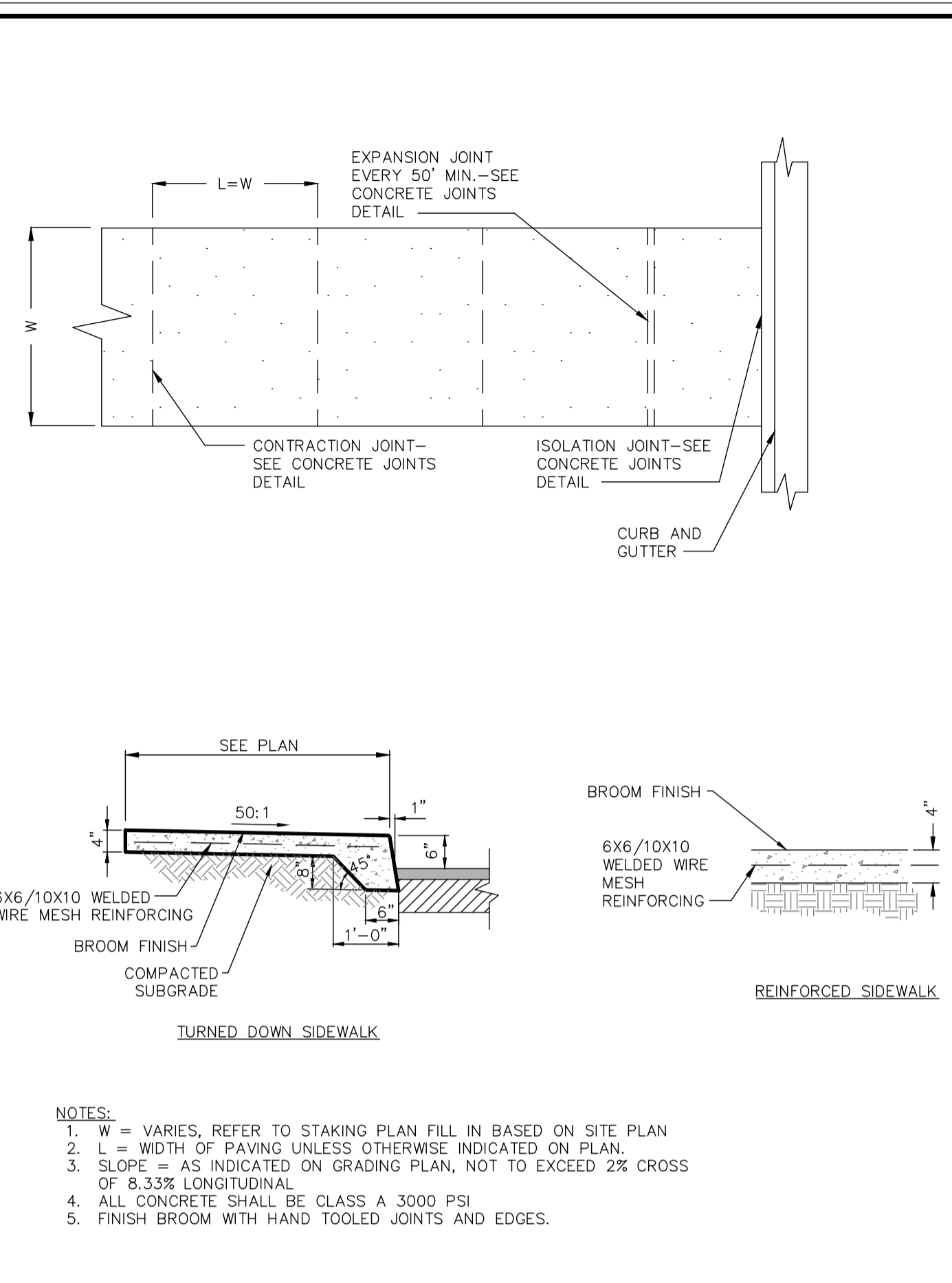
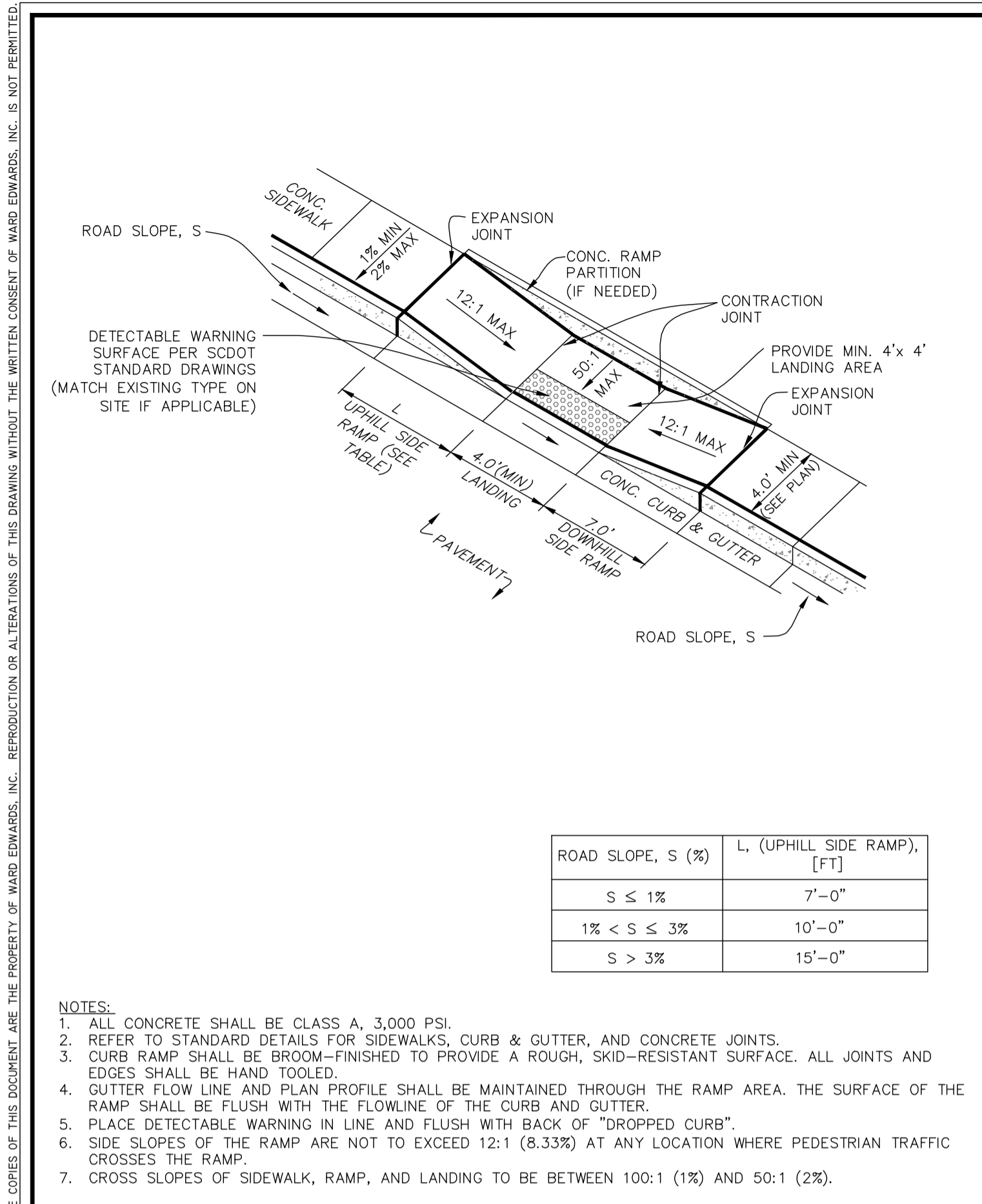
MAY RIVER MONTESSORI
TOWN OF BLUFFTON, SOUTH CAROLINA
May River Montessori, Inc.
Bluffton, State

SITE & PAVING LAYOUT PLAN

VERTICAL DATUM: NAVD88
PROJECT #: 210141
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May River Montessori, Inc.
Bluffton, State

SITE & PAVING DETAILS

VERTICAL DATUM:
NAVD88

PROJECT #: 210141
DATE: 05/24/22
DESIGNED BY: EJJ
CHECKED BY: PRM

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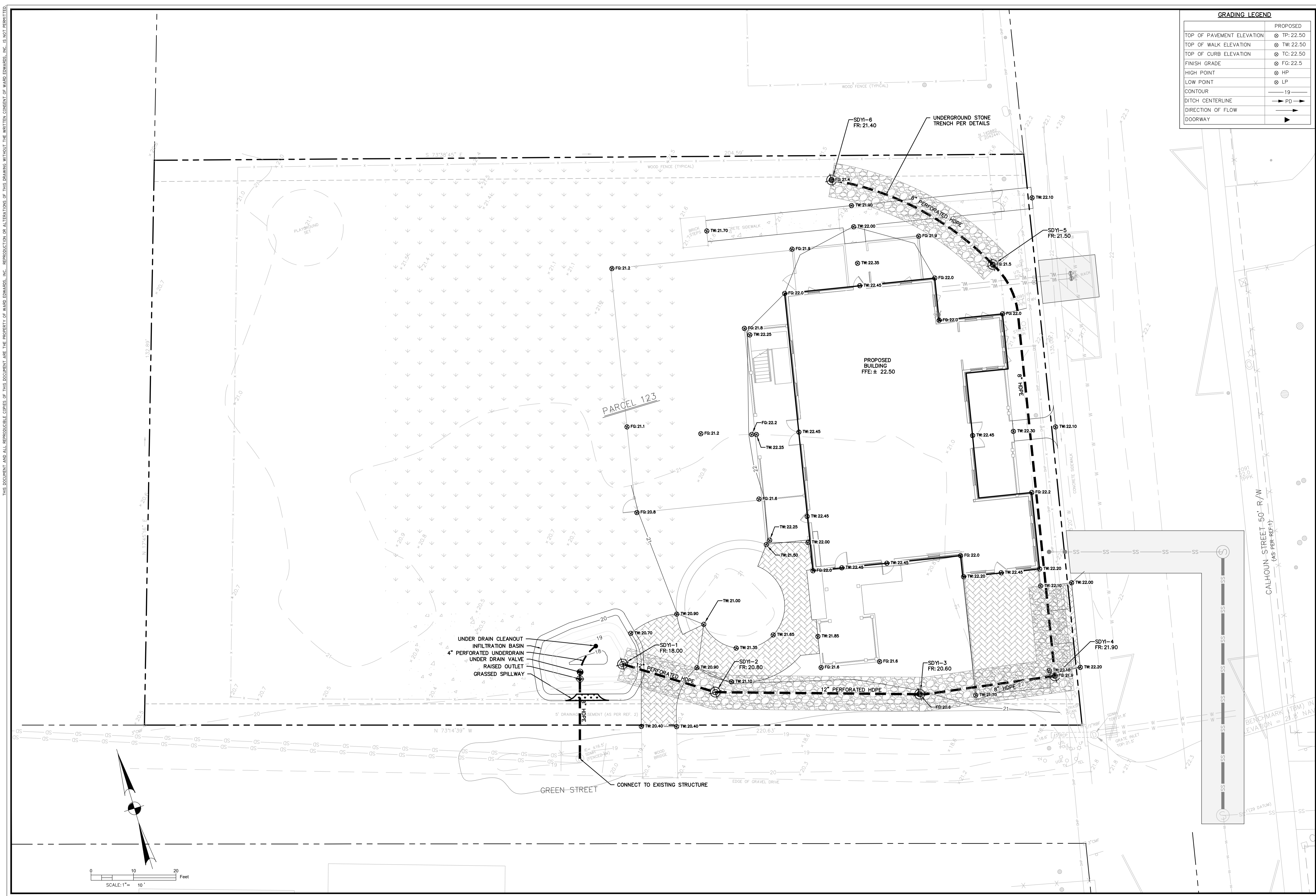
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CONCRETE CURB RAMP TYPE-C DETAIL 03300-031

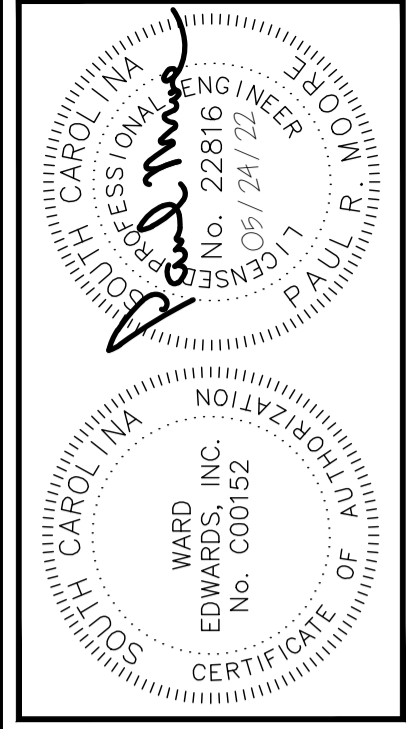
DETECTABLE WARNING PAVEMENT DETAIL 02740-012

ACCESSIBLE PARKING DETAIL

TYPICAL STOP SIGN & STOP BAR STRIPING AT INTERSECTION DETAIL #02740-018



GRADING LEGEND	
	PROPOSED
TOP OF PAVEMENT ELEVATION	TP: 22.50
TOP OF WALK ELEVATION	TW: 22.50
TOP OF CURB ELEVATION	TC: 22.50
FINISH GRADE	FG: 22.5
HIGH POINT	HP
LOW POINT	LP
CONTOUR	-19
DITCH CENTERLINE	PD
DIRECTION OF FLOW	→
DOORWAY	▶



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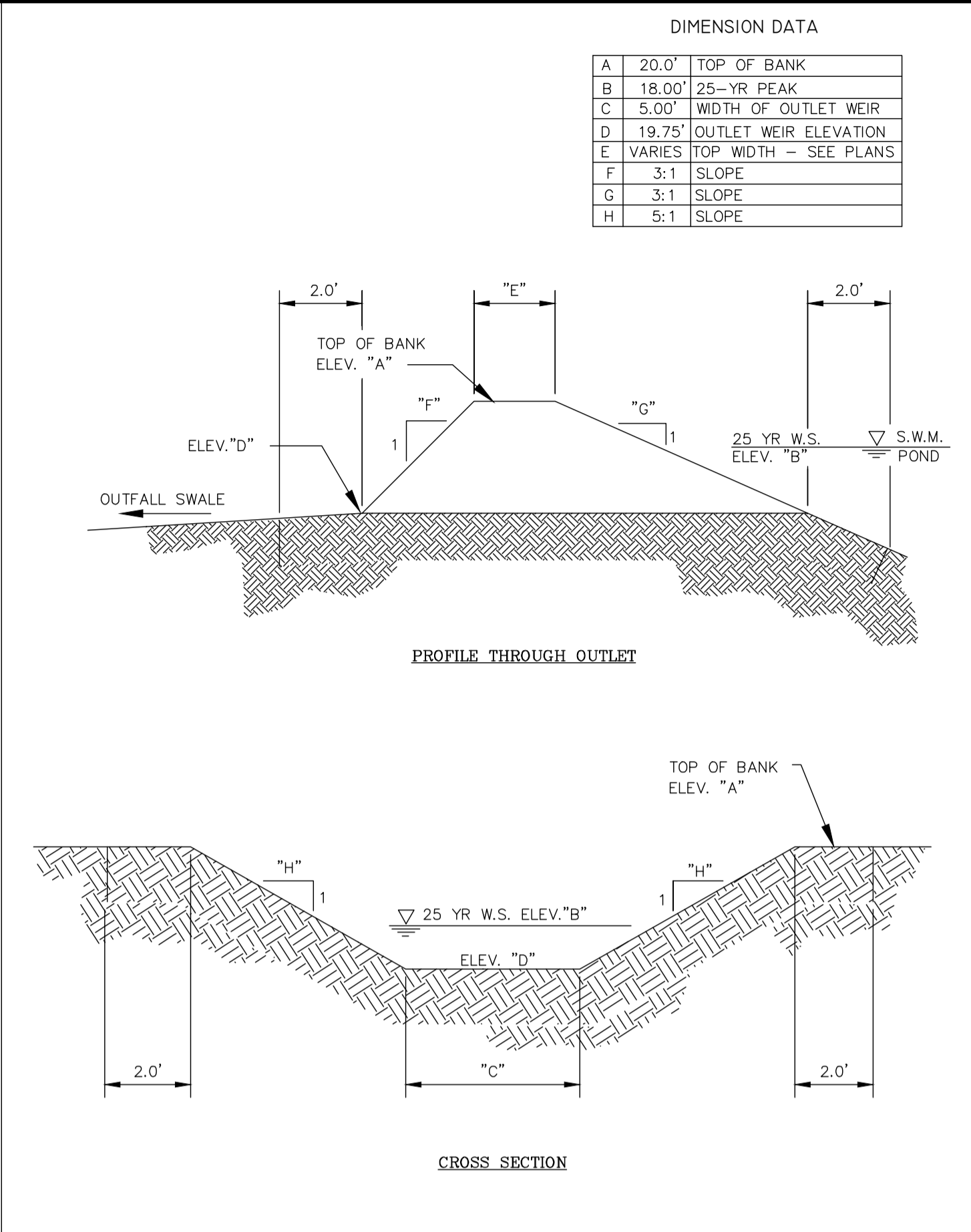
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May River Montessori, Inc.
Bluffton, State

GRADING & DRAINAGE PLAN

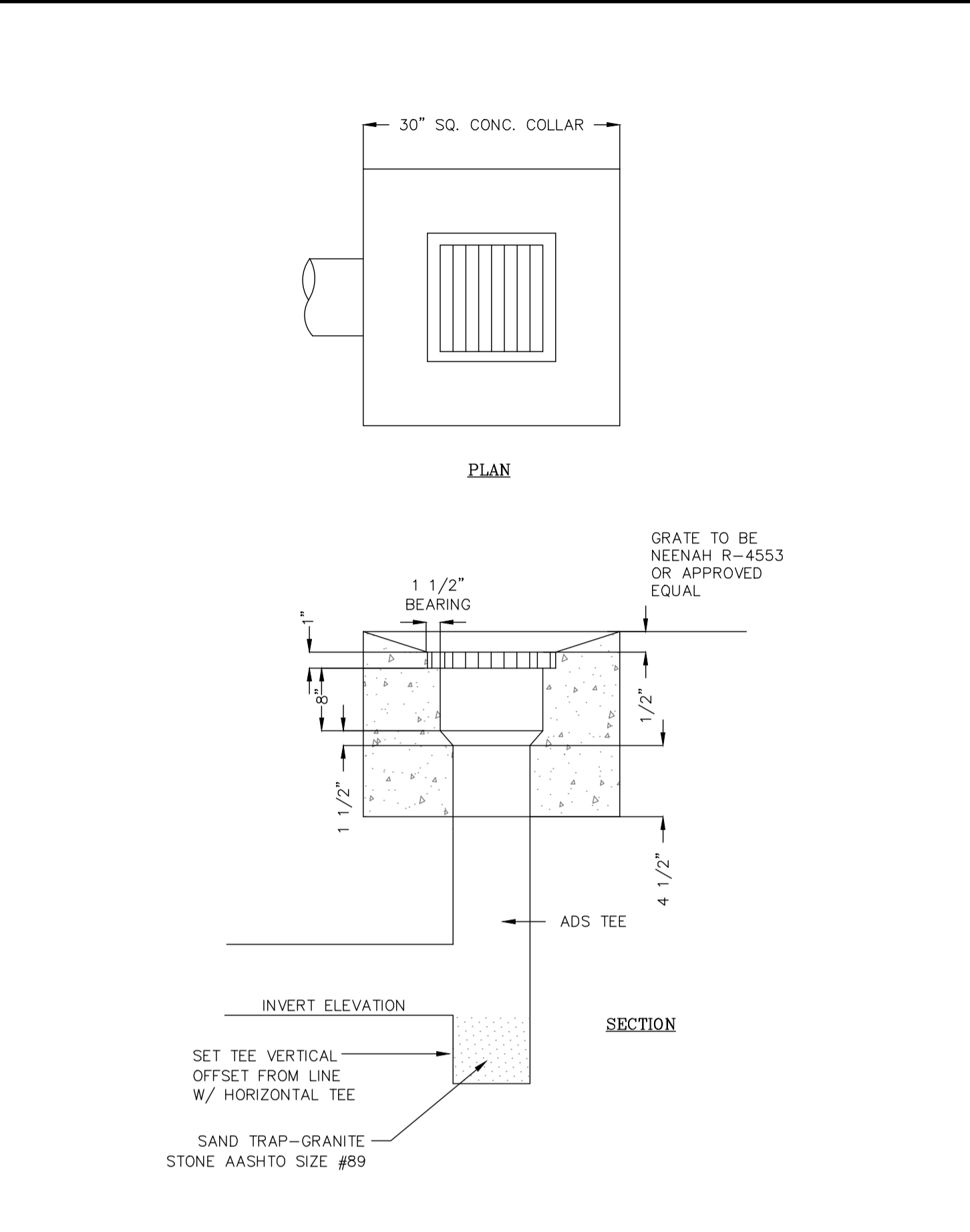
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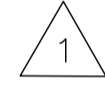


POND GRASS SPILLWAY DETAILS

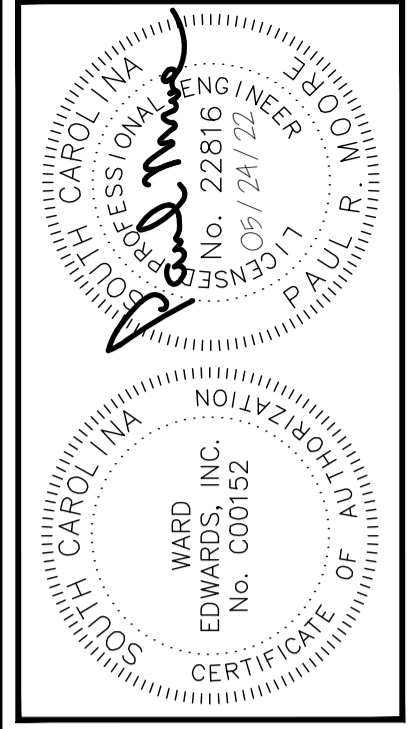


YARD INLET

DETAIL 02630-020



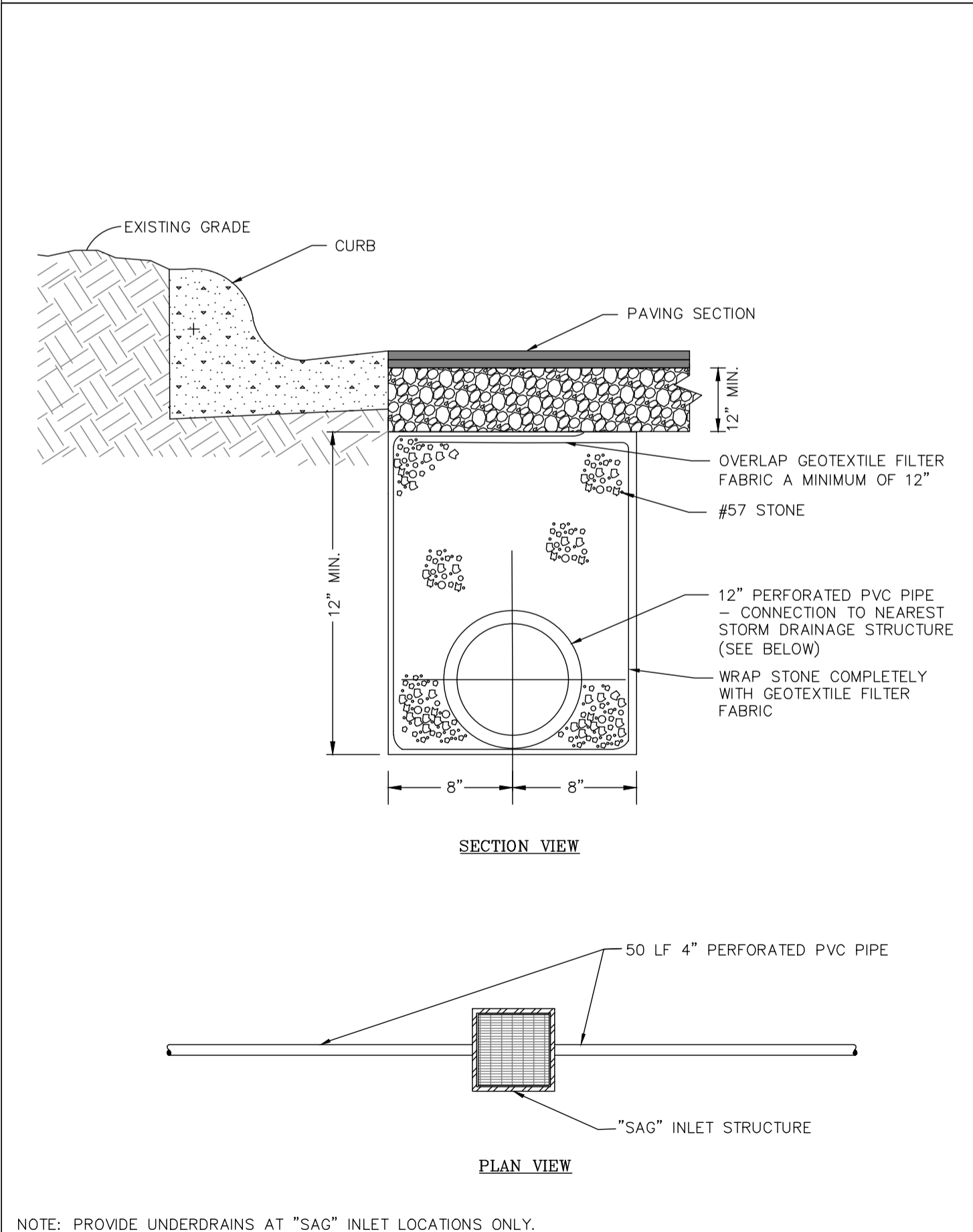
AS-BUILT SURVEY REQUIREMENTS
CONTRACTOR IS RESPONSIBLE FOR PROVIDING AN AS-BUILT TOPOGRAPHIC SURVEY OF THE CONSTRUCTED PROJECT SITE. THE SURVEY SHALL CONFORM TO SCDHEC AND LOCAL GOVERNMENT AS-BUILT REQUIREMENTS INCLUDING, BUT NOT NECESSARILY LIMITED TO THE FOLLOWING:
THE SURVEY SHALL BE PREPARED AND SIGNED BY A SOUTH CAROLINA LICENSED LAND SURVEYOR.
A SIGNED HARD COPY AND AUTOCAD FILE SHALL BE PROVIDED TO THE ENGINEER.
ELEVATIONS SHALL BE BASED UPON THE SAME VERTICAL DATUM USED IN THE ENGINEERING PLANS.
THE DRAWING SHALL BE ON THE SC NAD83 STATE PLANE COORDINATE SYSTEM.
THE SURVEY SHALL INCLUDE THE FOLLOWING AS-BUILT INFORMATION TO INCLUDE LOCATION AND ELEVATIONS:
a. PROPERTY LINES
b. BUILDING(S) WITH FINISHED FLOOR ELEVATIONS
c. PAVING TO INCLUDE ELEVATIONS ALONG EDGES AND INTERNAL RIDGES AND VALLEYS (I.E. ROAD CROWNS, INVERTED CROWN FLOW LINES)
d. ADA-ACCESSIBLE RAMPS
e. CURB AND GUTTER
f. SIDEWALKS
g. SIGNAGE
h. STORM INLETS WITH PIPE DIAMETER(S), FRAME, AND INVERT
i. JUNCTION BOXES WITH PIPE DIAMETER(S), FRAME, AND INVERT
j. SANITARY SEWER MANHOLES WITH FRAME AND INVERT
k. PUMP STATIONS TO INCLUDE FENCING, CONTROLS, DRIVEWAY, WETWELL TOP/BOTTOM ELEVATIONS
l. DITCHES TO INCLUDE TOP OF BANK, BOTTOM OF BANK, AND CENTERLINE
m. PONDS TO INCLUDE CONTOURS FROM TOP OF BANK TO WATER SURFACE AND MEASURED DEPTH FROM WATER SURFACE TO POND BOTTOM
n. WEIR ELEVATIONS AND DIMENSIONS
o. OUTLET CONTROL STRUCTURES TO INCLUDE ELEVATIONS AND DIMENSIONS OF ALL RISERS, GRATES, ORIFICES, WEIRS, AND OUTLET PIPE INVERTS AND DIAMETERS
p. EMERGENCY SPILLWAY DIMENSIONS AND ELEVATIONS
q. LOCATIONS AND INVERTS FOR ALL PIPES DISCHARGING INTO THE POND
r. ALL OTHER VISIBLE SITE FEATURES TO INCLUDE VALVES, FDCS, HYDRANTS, TRANSFORMERS, LIGHT POLES, CLEAN-OUTS, PEDESTALS, SERVICE YARDS, FENCING, HVAC/MECHANICAL DEVICES, AND BOLLARDS.



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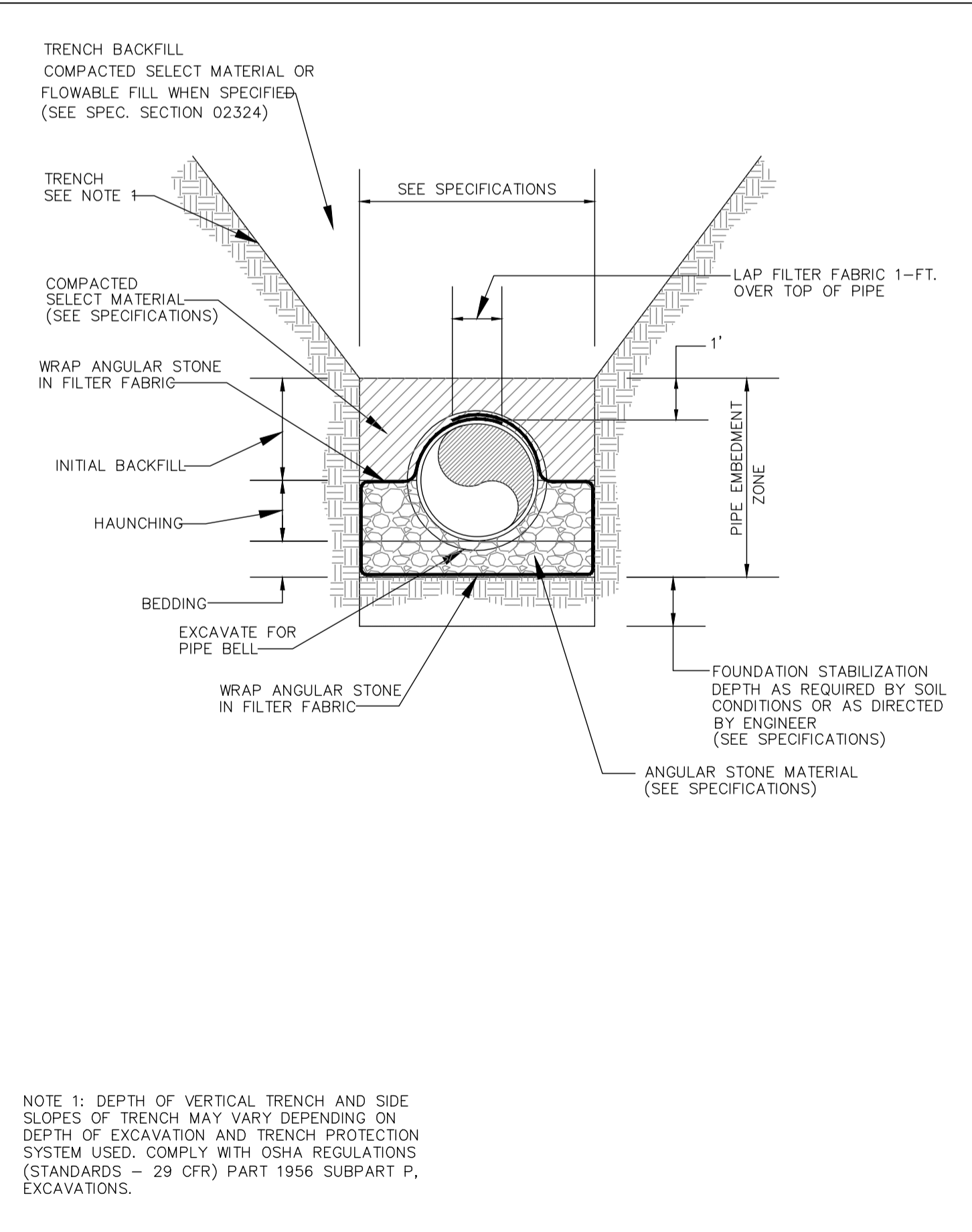
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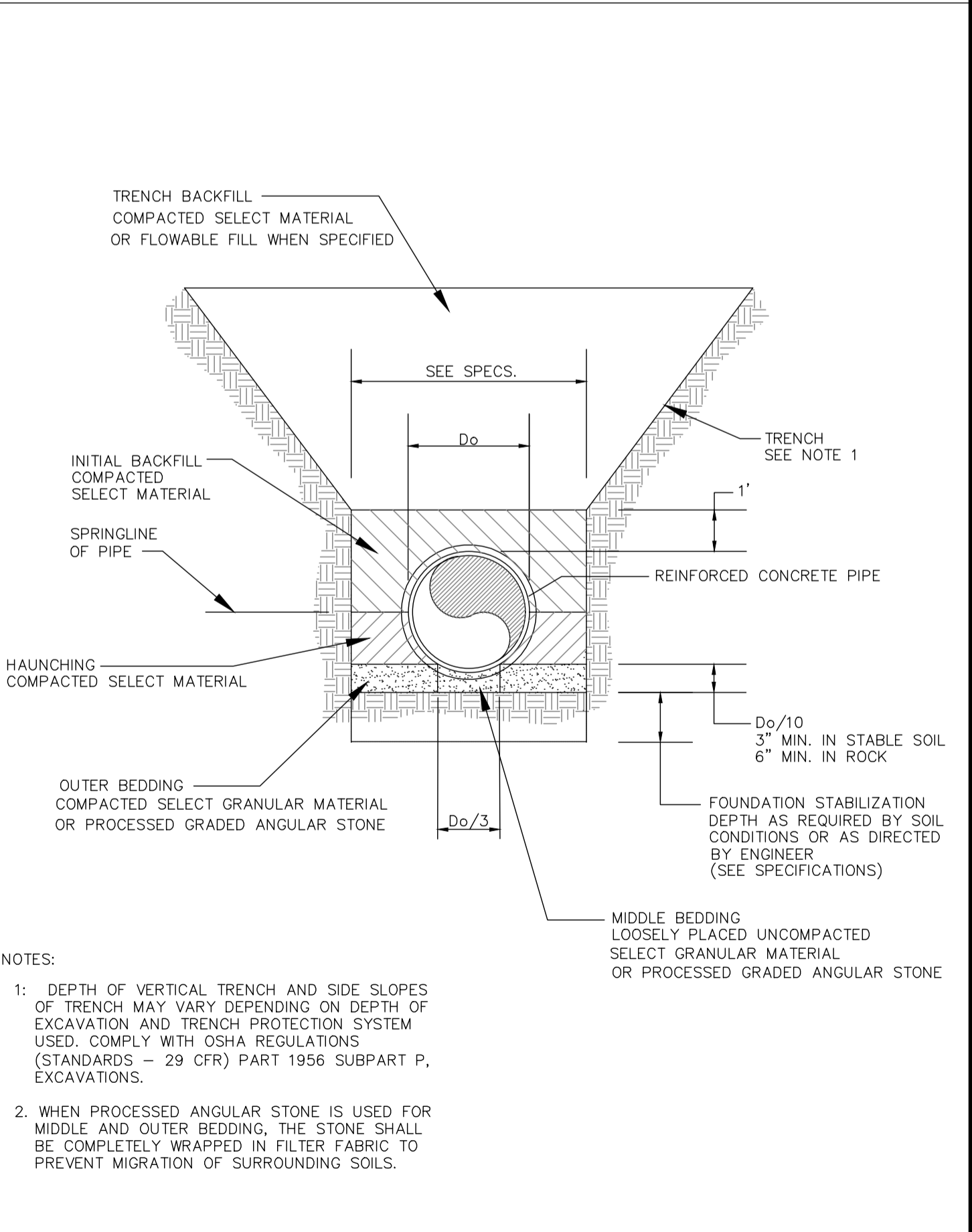
UNDERDRAIN DETAIL

DETAIL 02630-025



EMBEDMENT DETAIL FOR THERMOPLASTIC GRAVITY SEWERS AND DRAINS

DETAIL 02537 - XX
SCALE: NONE



EMBEDMENT DETAIL FOR REINFORCED CONCRETE PIPE

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May River Montessori, Inc.
Bluffton, State

PAVING & DRAINAGE DETAILS

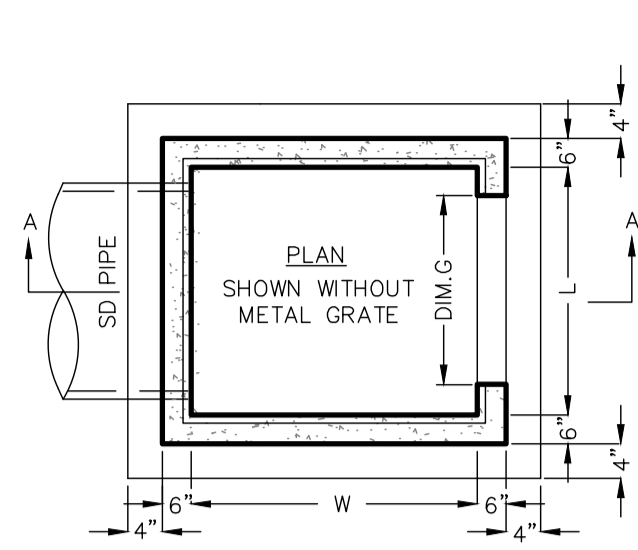
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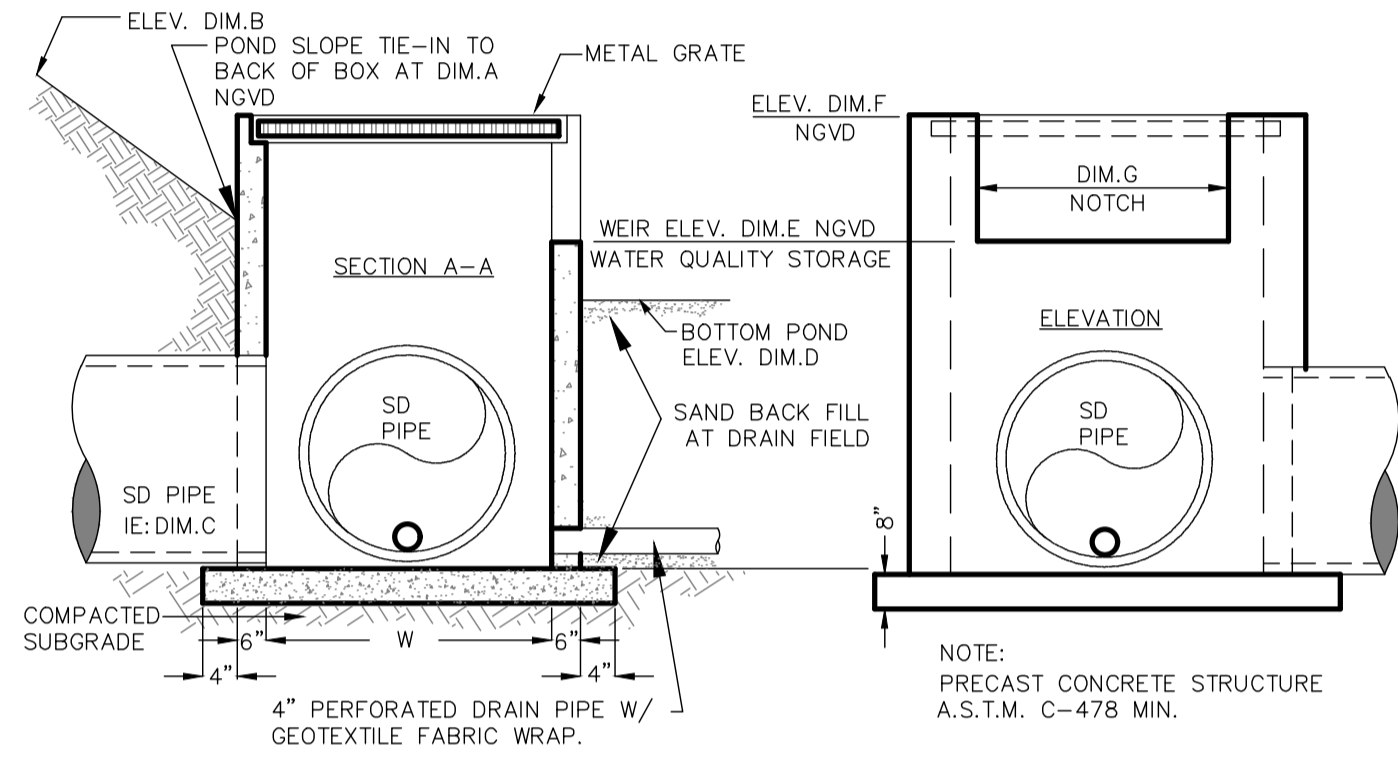
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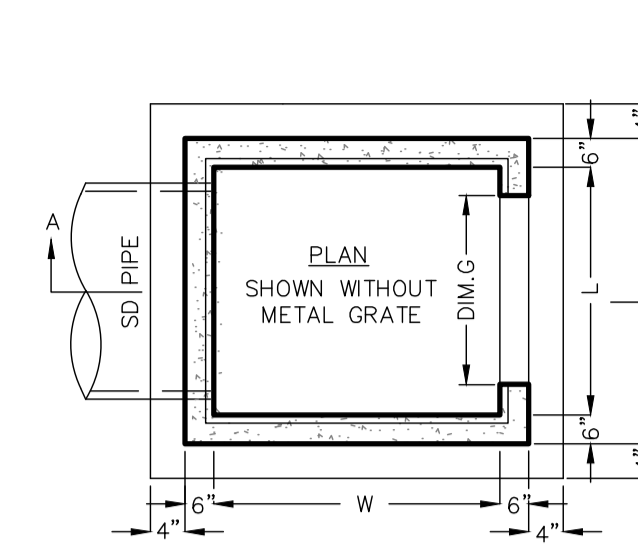


- DIMENSIONS**
- A = 0.00 SLOPE TIE-IN
 - B = 29.00 TOP OF BERM
 - C = 22.34 INV. OUT
 - D = 27.00 POND BOTTOM
 - E = 28.25 WEIR INVERT
 - F = 28.75 TOP OF BOX
 - G = 12" WEIR NOTCH
 - L = 24" BOX LENGTH
 - W = 24" BOX WIDTH

NOTE:
TYPICAL SIDE-SLOPE OF POND
MAY VARY IN THE VICINITY OF
CONTROL BOX AS DIRECTED BY
ENGINEER IN FIELD.

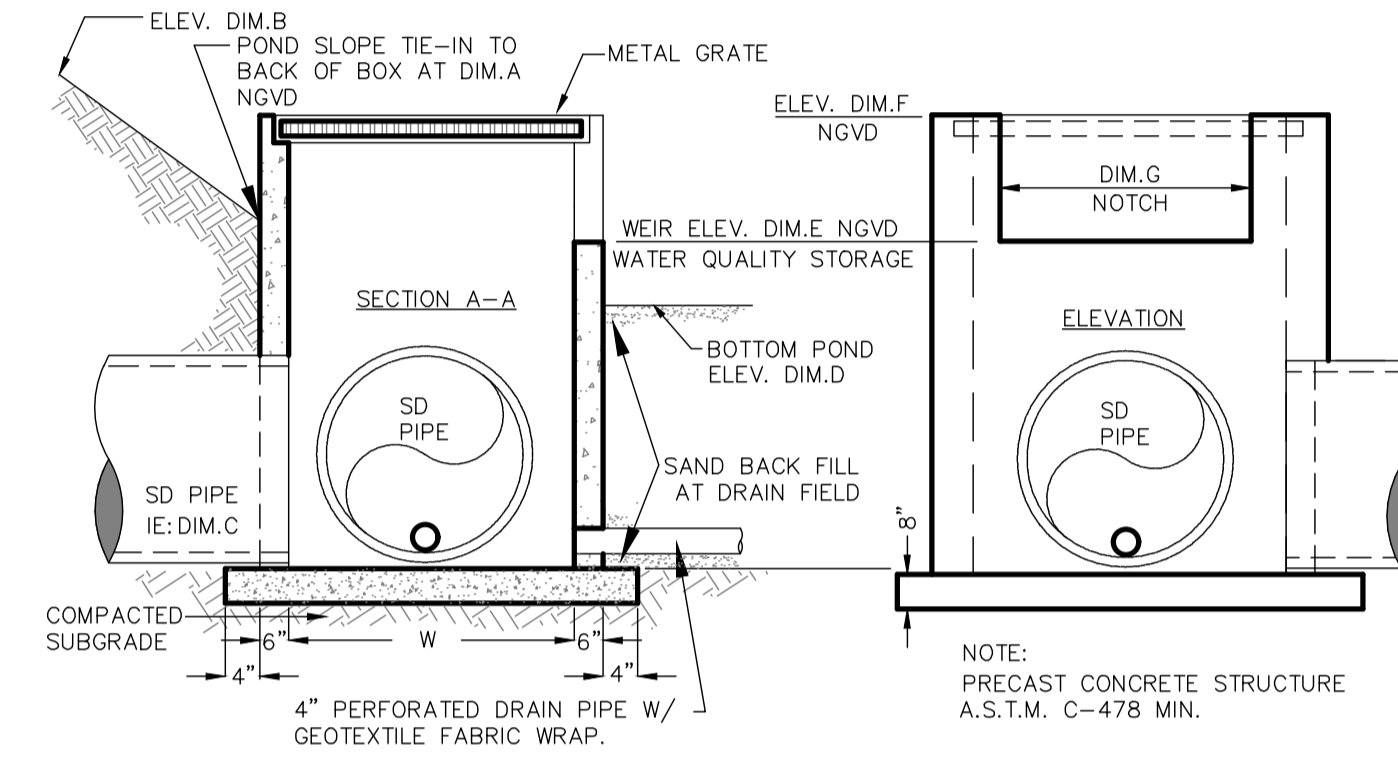


OUTLET CONTROL STRUCTURE - BI
DETAIL 02630-031

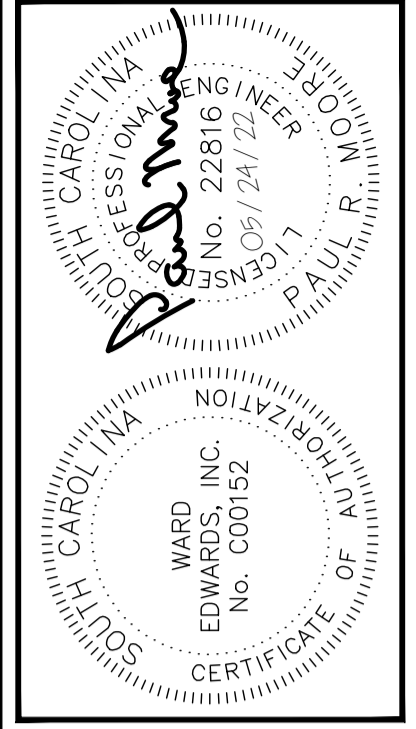


- DIMENSIONS**
- A = 0.00 SLOPE TIE-IN
 - B = 31.00 TOP OF BERM
 - C = 27.20 INV. OUT
 - D = 29.00 POND BOTTOM
 - E = 30.25 WEIR INVERT
 - F = 30.75 TOP OF BOX
 - G = 21" WEIR NOTCH
 - L = 24" BOX LENGTH
 - W = 24" BOX WIDTH

NOTE:
TYPICAL SIDE-SLOPE OF POND
MAY VARY IN THE VICINITY OF
CONTROL BOX AS DIRECTED BY
ENGINEER IN FIELD.



OUTLET CONTROL STRUCTURE - AI
DETAIL 02630-031



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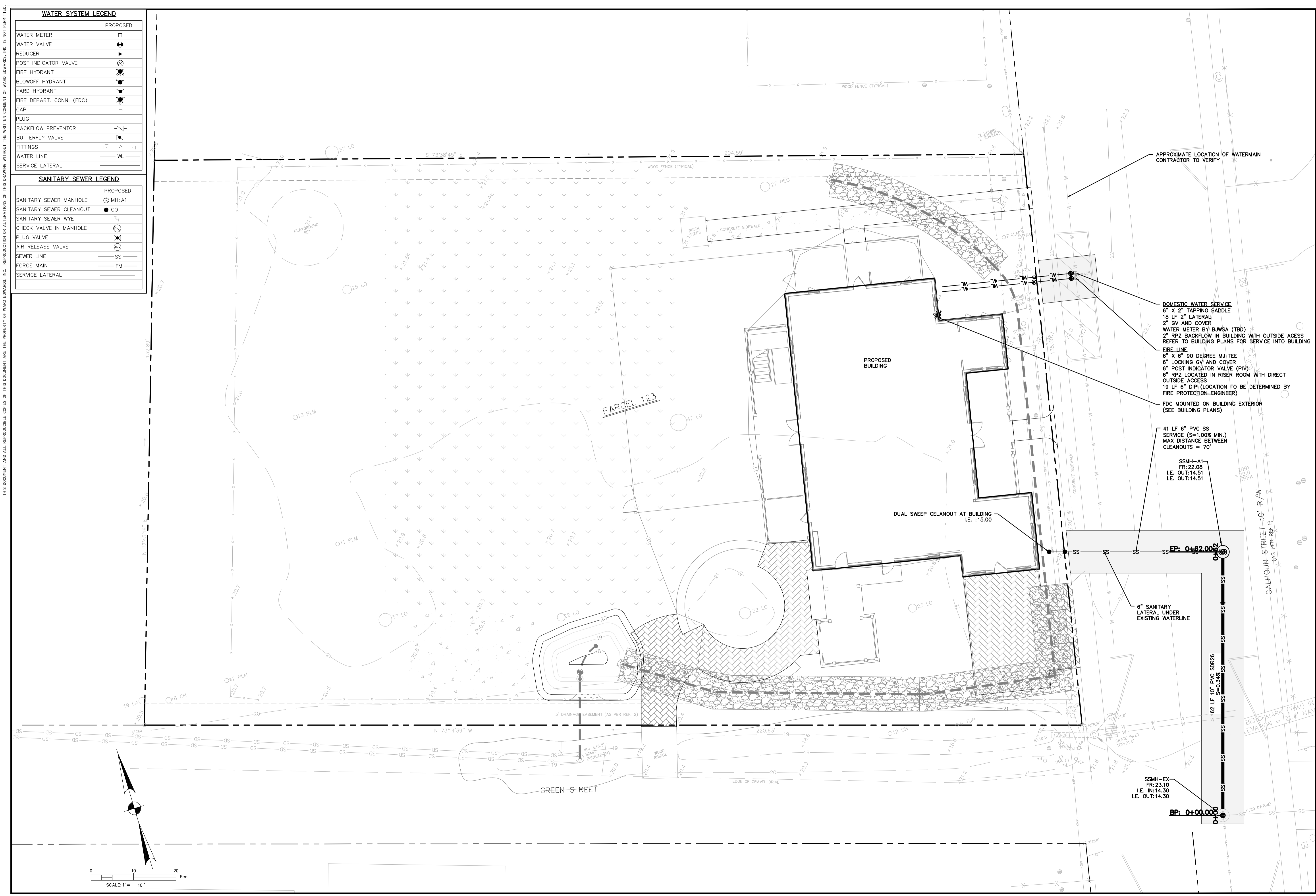
PAVING & DRAINAGE DETAILS

VERTICAL DATUM:
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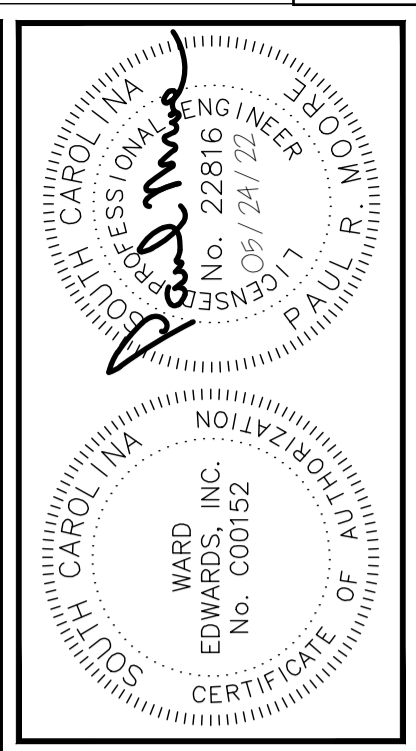


WATER SYSTEM LEGEND

	PROPOSED
WATER METER	□
WATER VALVE	●
REDUCER	▶
POST INDICATOR VALVE	⊗
FIRE HYDRANT	⊙
BLOWOFF HYDRANT	⊙
YARD HYDRANT	⊙
FIRE DEPART. CONN. (FDC)	⊙
CAP	□
PLUG	□
BACKFLOW PREVENTOR	⊕
BUTTERFLY VALVE	⊕
FITTINGS	⊕
WATER LINE	— WL —
SERVICE LATERAL	— SL —

SANITARY SEWER LEGEND

	PROPOSED
SANITARY SEWER MANHOLE	⊙ MH: A1
SANITARY SEWER CLEANOUT	● CO
SANITARY SEWER WYE	⊕
CHECK VALVE IN MANHOLE	⊕
PLUG VALVE	⊕
AIR RELEASE VALVE	⊕
SEWER LINE	— SS —
FORCE MAIN	— FM —
SERVICE LATERAL	— SL —



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MAY RIVER MONTESSORI
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May River Montessori, Inc.
Bluffton, State
UTILITY PLAN

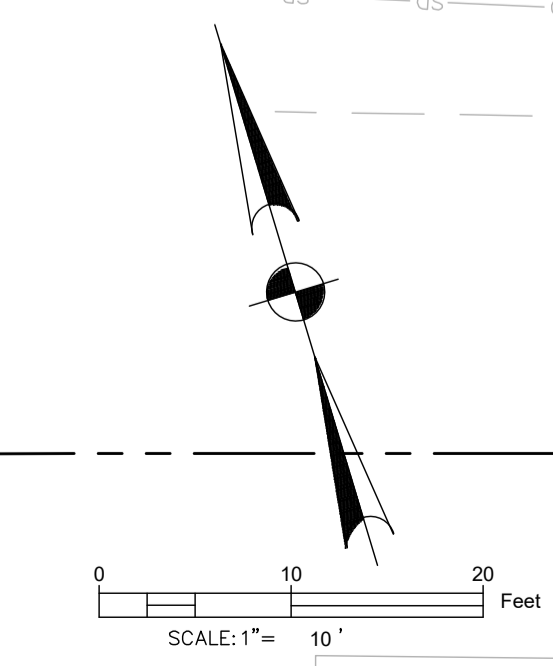
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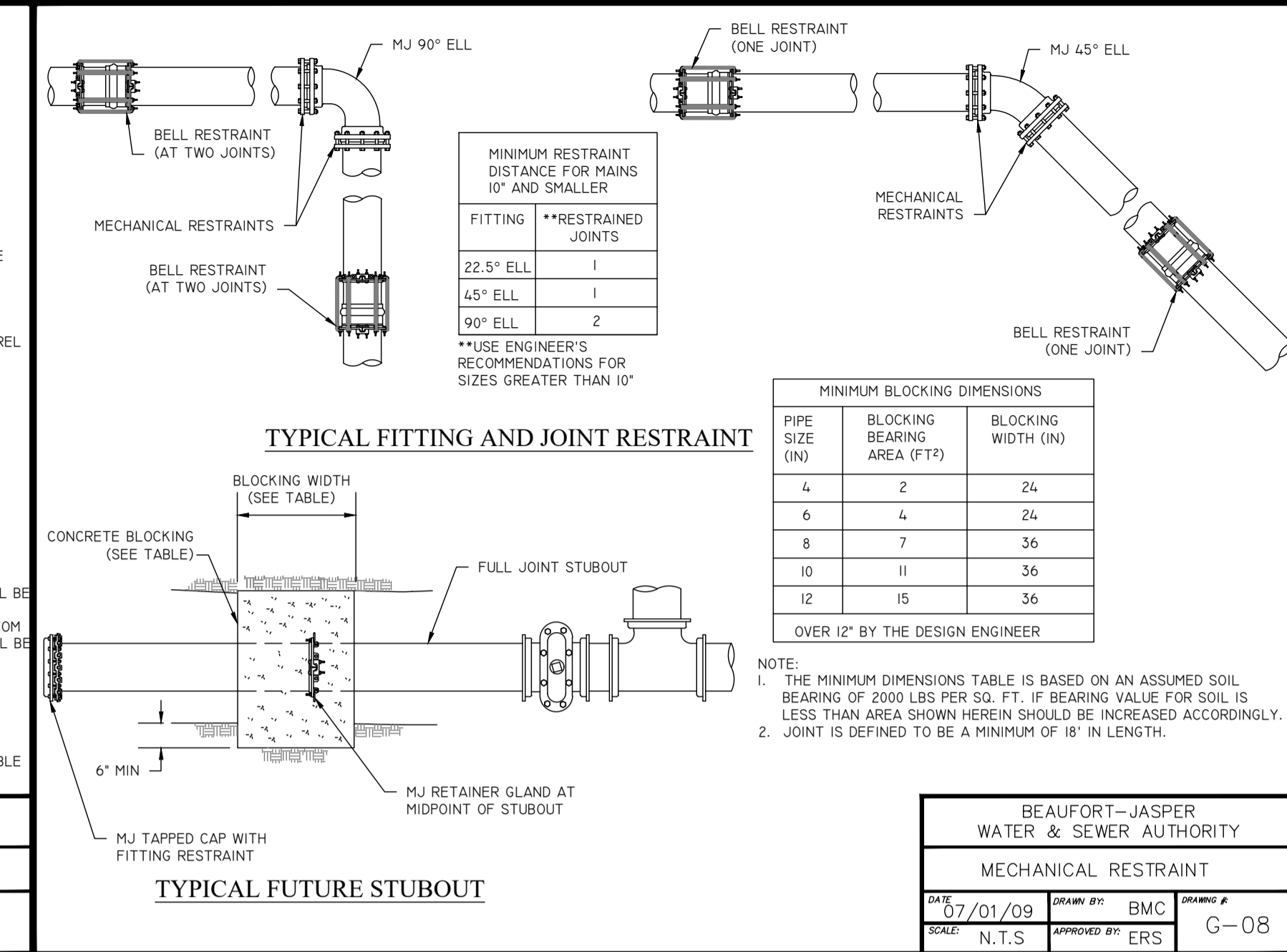
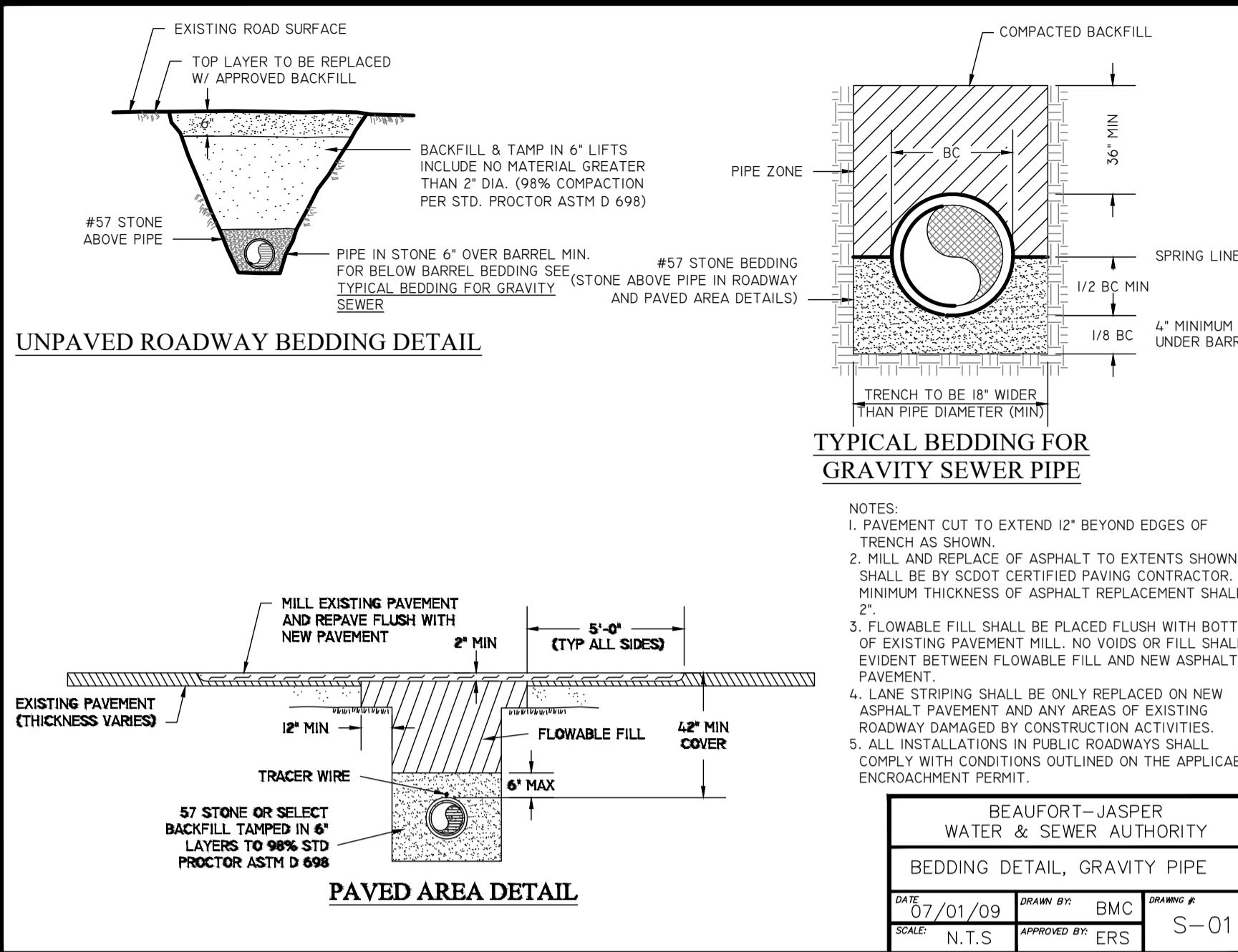
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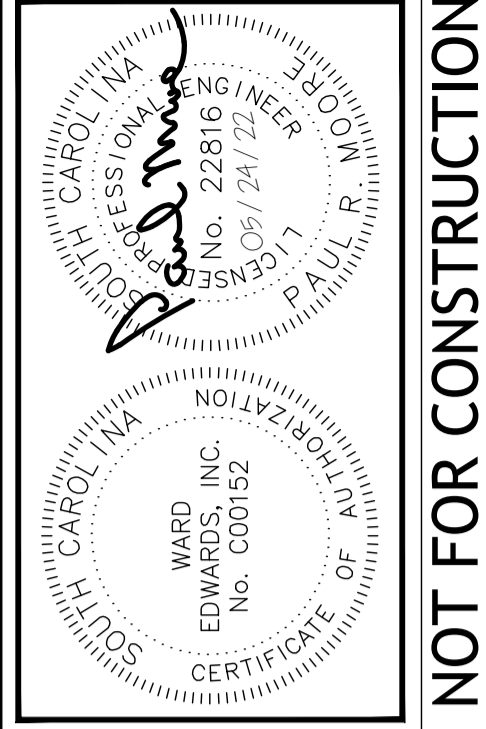
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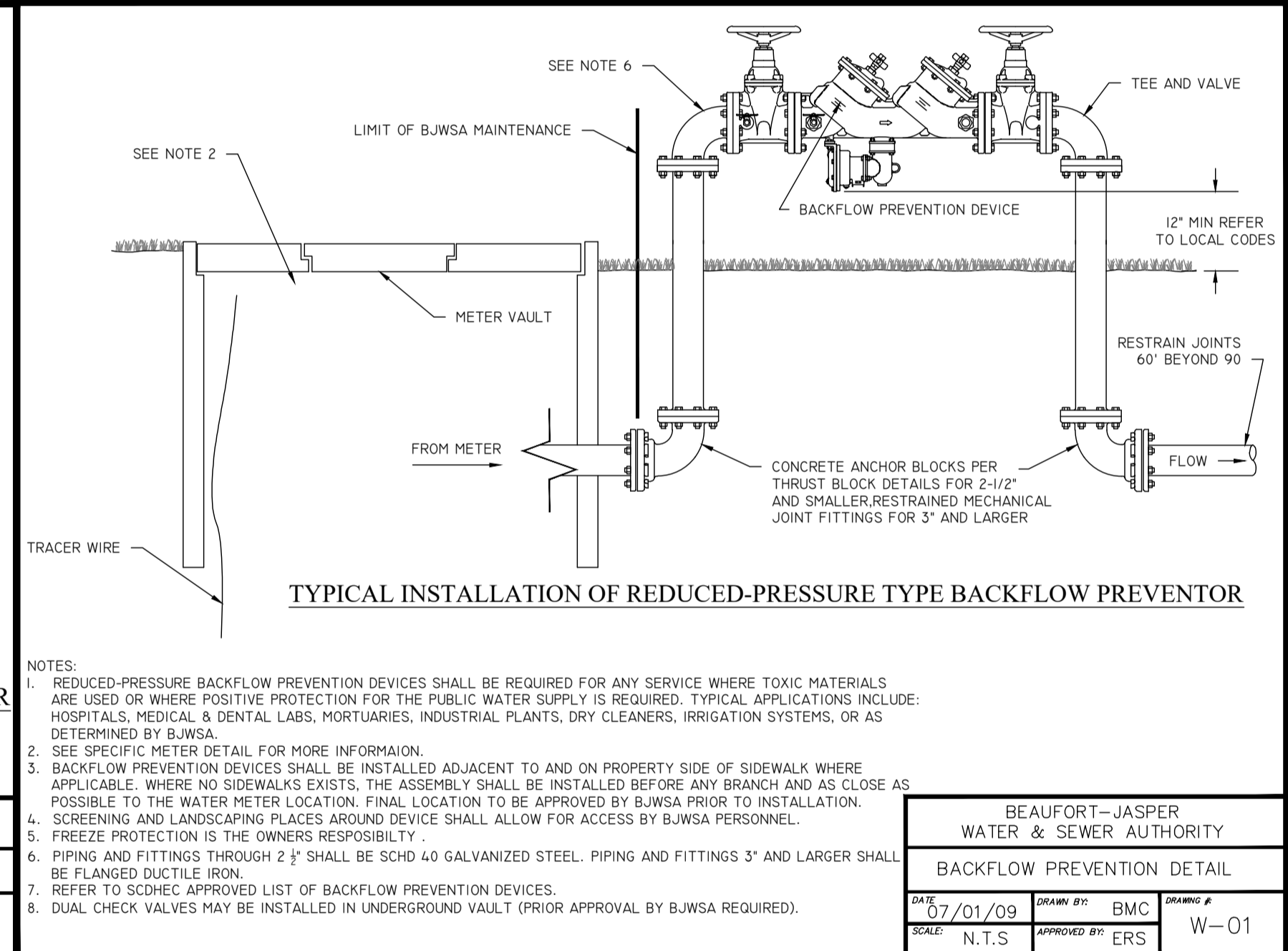
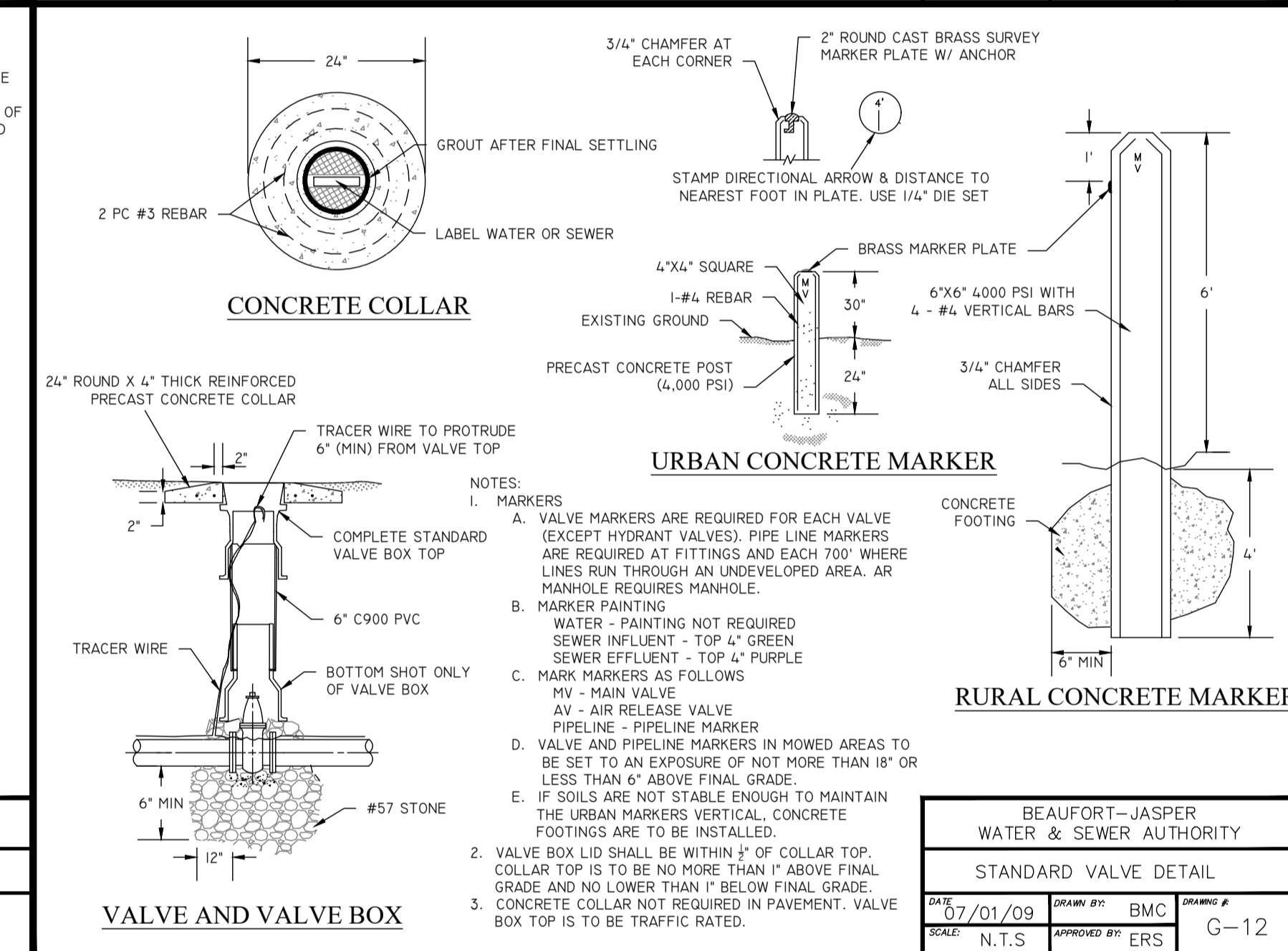
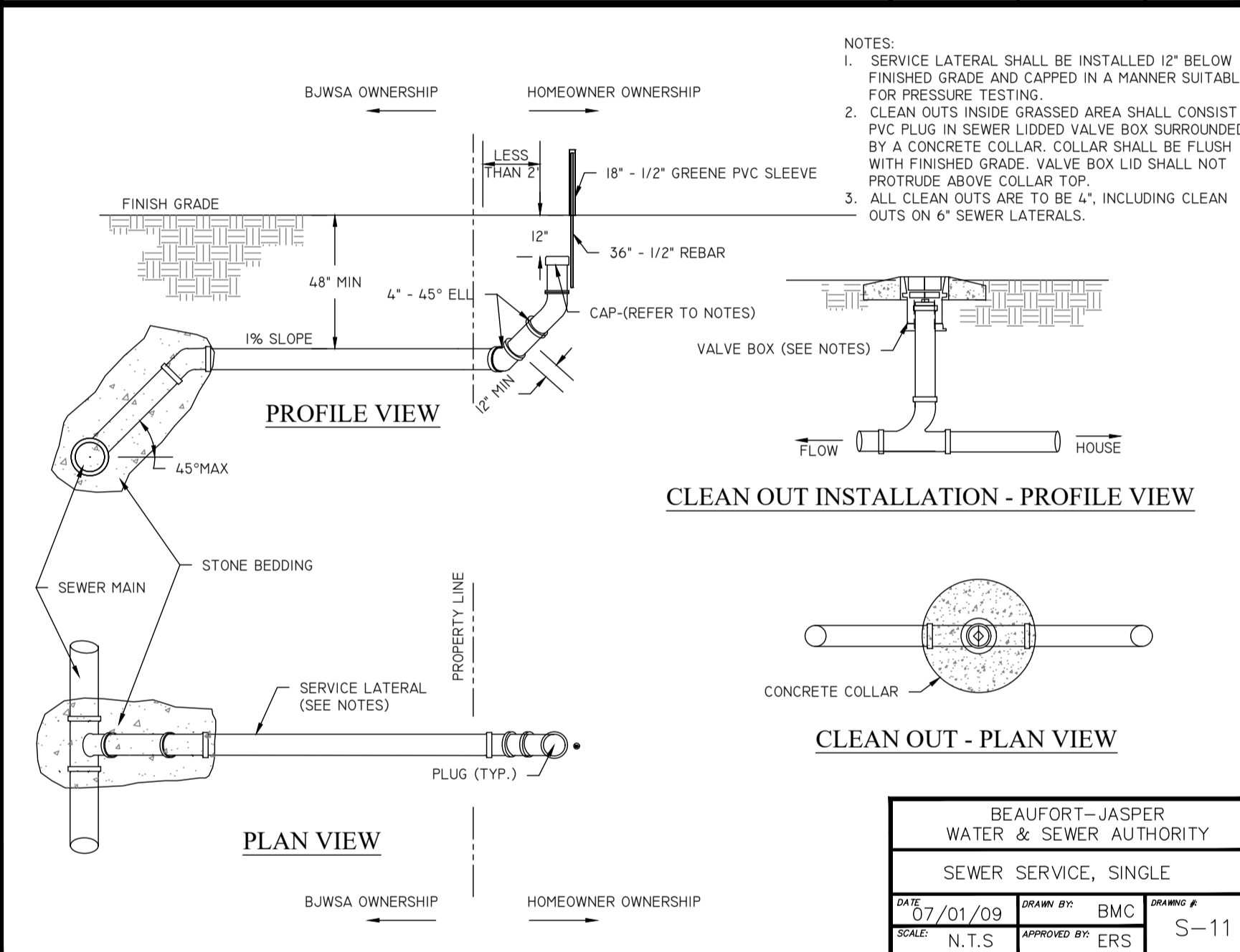


BIWSA UTILITY AS-BUILT SURVEY REQUIREMENTS

- CONTRACTOR SHALL PROVIDE ENGINEER WITH ELECTRONIC FILE OF SURVEYED UTILITY AS-BUILT POINTS. POINT DESCRIPTIONS SHALL BE CLEAR AND UNDERSTANDABLE.
- CONTRACTOR SHALL ALSO PROVIDE CORRESPONDING REDLINE DRAWING TO SUPPLEMENT OR CLARIFY ELECTRONIC FILE CONTENT.
- CONTRACTOR SHALL SCHEDULE SURVEYOR TO BE PRESENT DURING INSTALLATION IN ORDER TO OBTAIN ACCURATE INFORMATION ON UNDERGROUND FITTINGS AND SANITARY/STORM CROSSING ELEVATIONS. MULTIPLE SURVEYOR MOBILIZATIONS MAY BE NEEDED. IF SURVEYOR IS NOT PRESENT DURING INSTALLATION, CONTRACTOR SHALL ENSURE SURVEYOR HAS ACCESS TO ALL UTILITY COMPONENTS LISTED IN THESE NOTES.
- CONTRACTOR'S SURVEYOR SHALL BE A PROFESSIONAL LAND SURVEYOR LICENSED IN SOUTH CAROLINA. CONTRACTOR'S SURVEYOR WILL REVIEW AND SIGN THE BIWSA CERTIFICATION ON THE UTILITY AS-BUILT DRAWING PREPARED BY ENGINEER UPON COMPLETION.
- UTILITY AS-BUILT POINTS SHALL BE BASED UPON THE NORTH AMERICAN DATUM OF 1983 (NAD83) AND THE USGS NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).
- AS BUILT SURVEY SHALL INCLUDE, BUT NOT NECESSARILY BE LIMITED TO, THE FOLLOWING:
 - GRAVITY SEWER**
 - MANHOLE LOCATIONS, FRAME ELEVATION, ALL INVERT ELEVATIONS
 - CLEANOUT LOCATIONS, GROUND ELEVATION, INVERT ELEVATION
 - POINTS FOR PERMANENT VISIBLE STRUCTURES NEARBY MANHOLES AND CLEANOUTS FOR REFERENCE (PAVEMENT, BUILDINGS, MANHOLES, CATCH BASINS, POWER POLES, OR PROPERTY CORNERS)
 - FORCE MAIN**
 - ELEVATION ON TOP OF FORCE MAIN CONNECTION TO MANHOLE OR FORCE MAIN MANIFOLD
 - AIR RELEASE VALVES
 - SIMPLE FORCE MAIN ALIGNMENTS ON 100 LF INCREMENTS
 - ARCS, BENDS ON 50 LF INCREMENTS
 - WATER**
 - HORIZONTAL AND VERTICAL LOCATION OF ALL VALVES, BENDS, TEES, AND STORM/SANITARY CROSSING POINTS (FOR AS-BUILT SEPARATION CALCULATIONS)
 - FIRE HYDRANTS
 - CONCRETE MARKERS, CONNECTIONS TO EXISTING LINES, BACKFLOW PREVENTORS, AIR RELEASE VALVES
 - POINTS FOR PERMANENT VISIBLE STRUCTURES NEAR WATER SYSTEM ELEMENTS DESCRIBED ABOVE FOR REFERENCE (PAVEMENT, BUILDINGS, MANHOLES, CATCH BASINS, POWER POLES, OR PROPERTY CORNERS). TWO SURVEYED REFERENCE POINT LOCATIONS ARE REQUIRED FOR EACH FITTING.
 - PUMP STATIONS**
 - COMPLETE LAYOUT OF PUMP STATION
 - MANHOLE LOCATIONS, FRAME ELEVATION, ALL INVERT ELEVATIONS
 - FENCING & GATES, CONTROL PANEL
 - TOP OF SLAB (INCL. BRASS BENCHMARK) & BOTTOM OF WETWELL
 - INFLUENT LINE INVERT
 - FLOAT LEVELS (PUMP OFF, PUMP ON, LEAD/LAG, BOHT PUMPS ON, HIGH WATER)
 - PROPERTY CORNERS, YARD HYDRANT, LIGHT POLE, DISCHARGE PIPING/VALVES

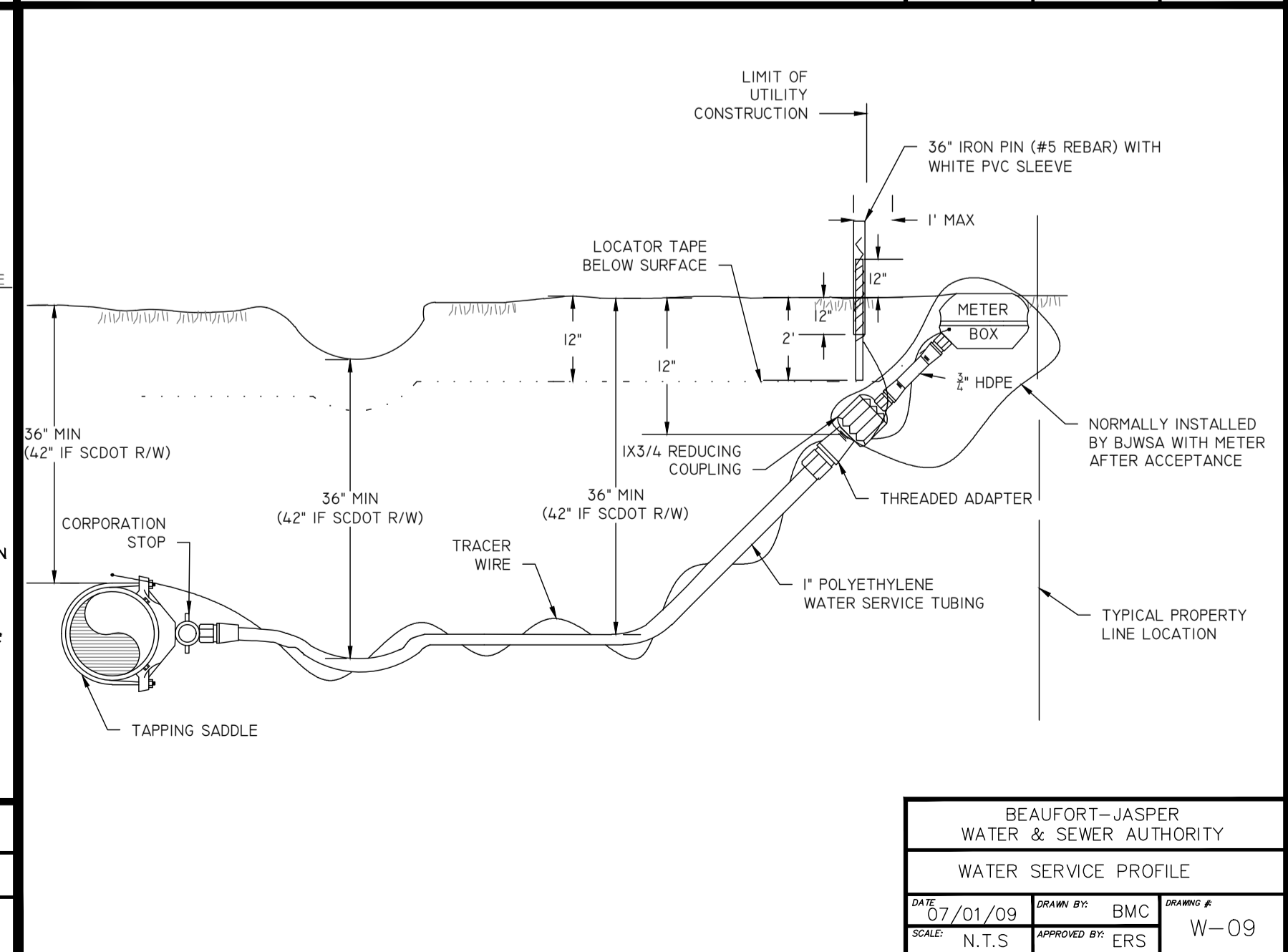
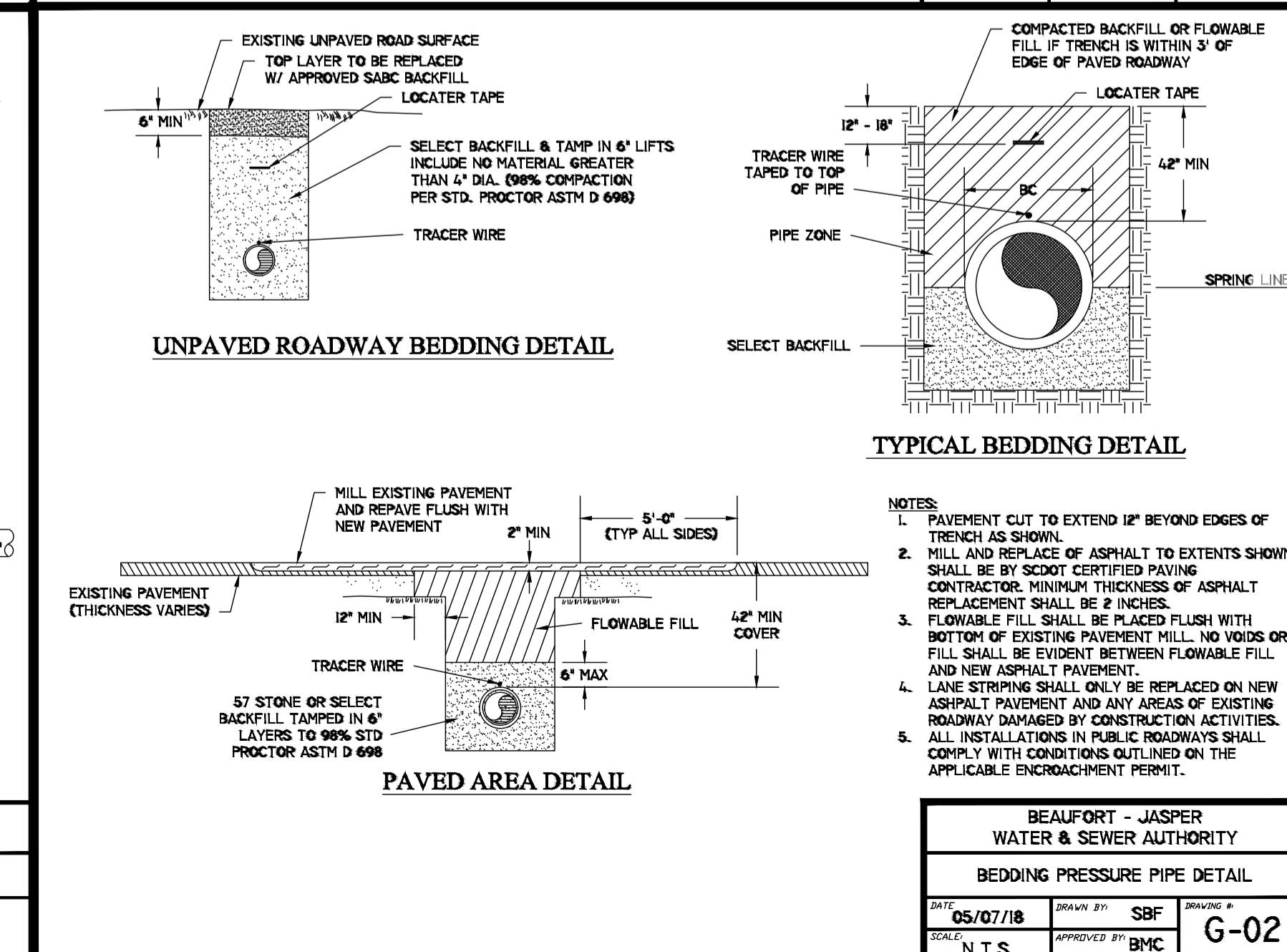
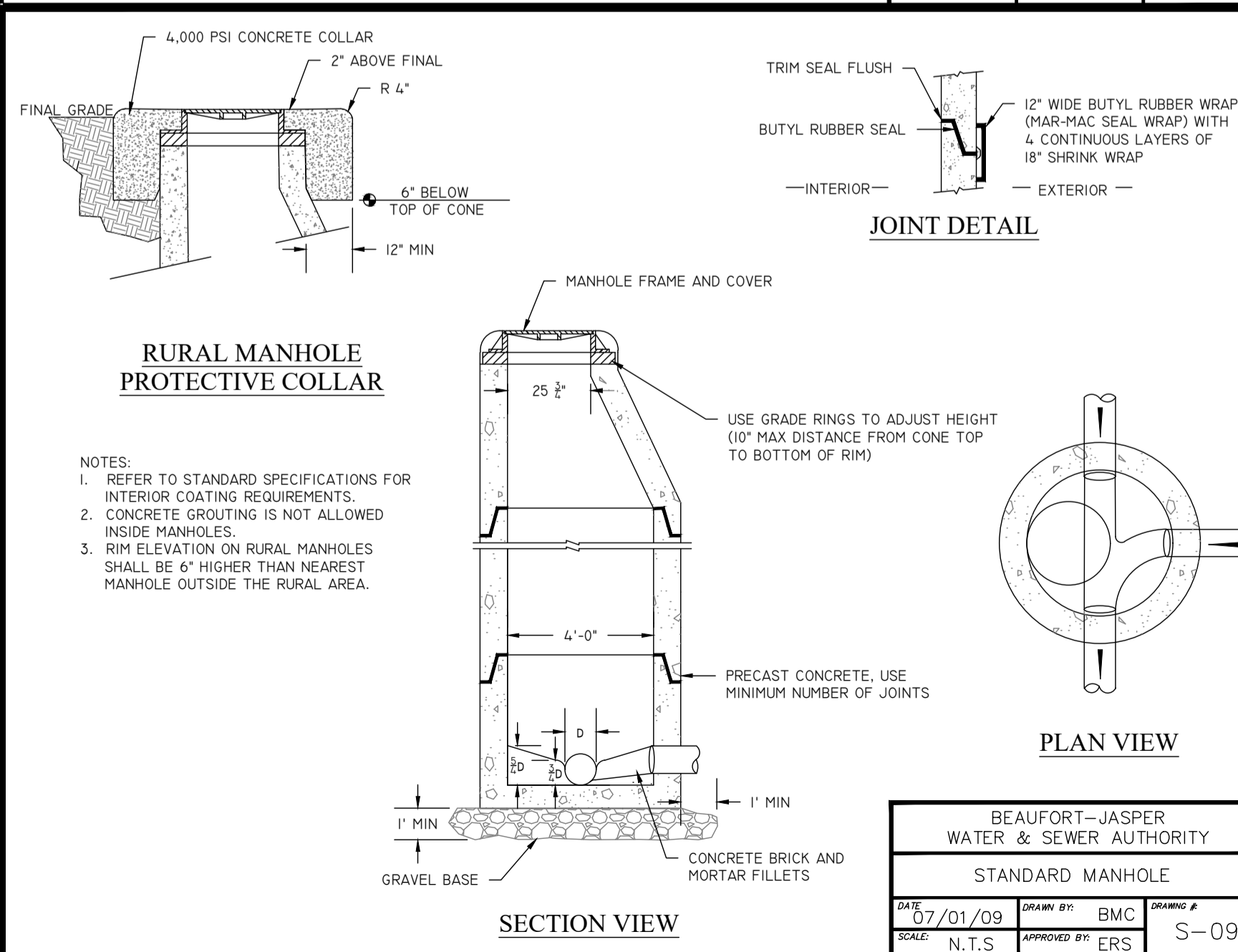


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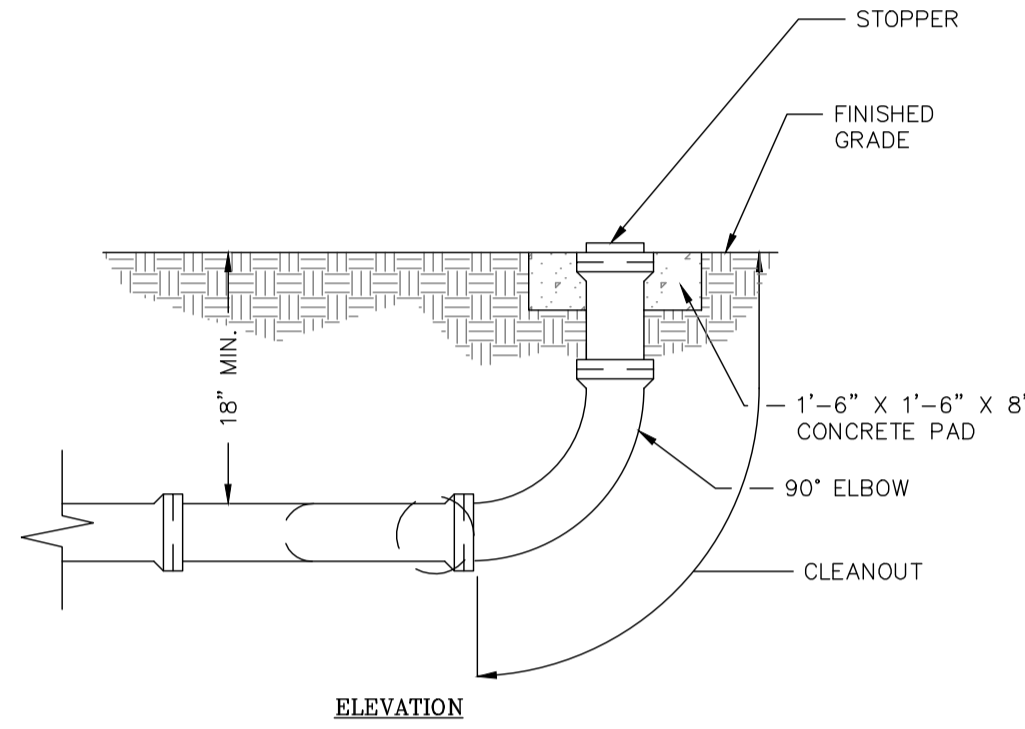
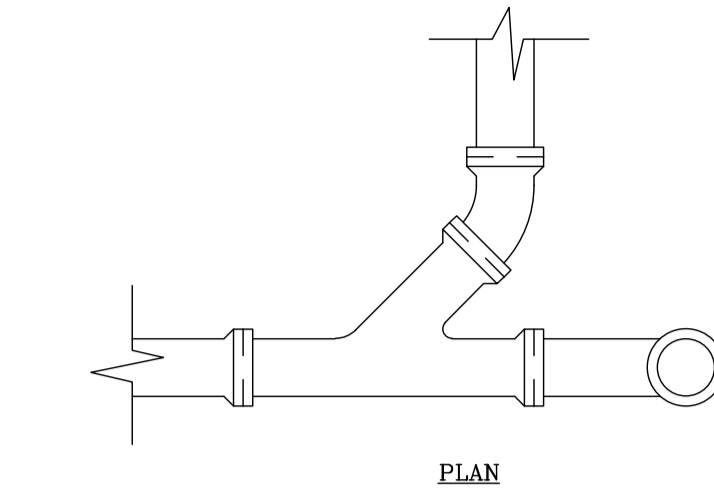
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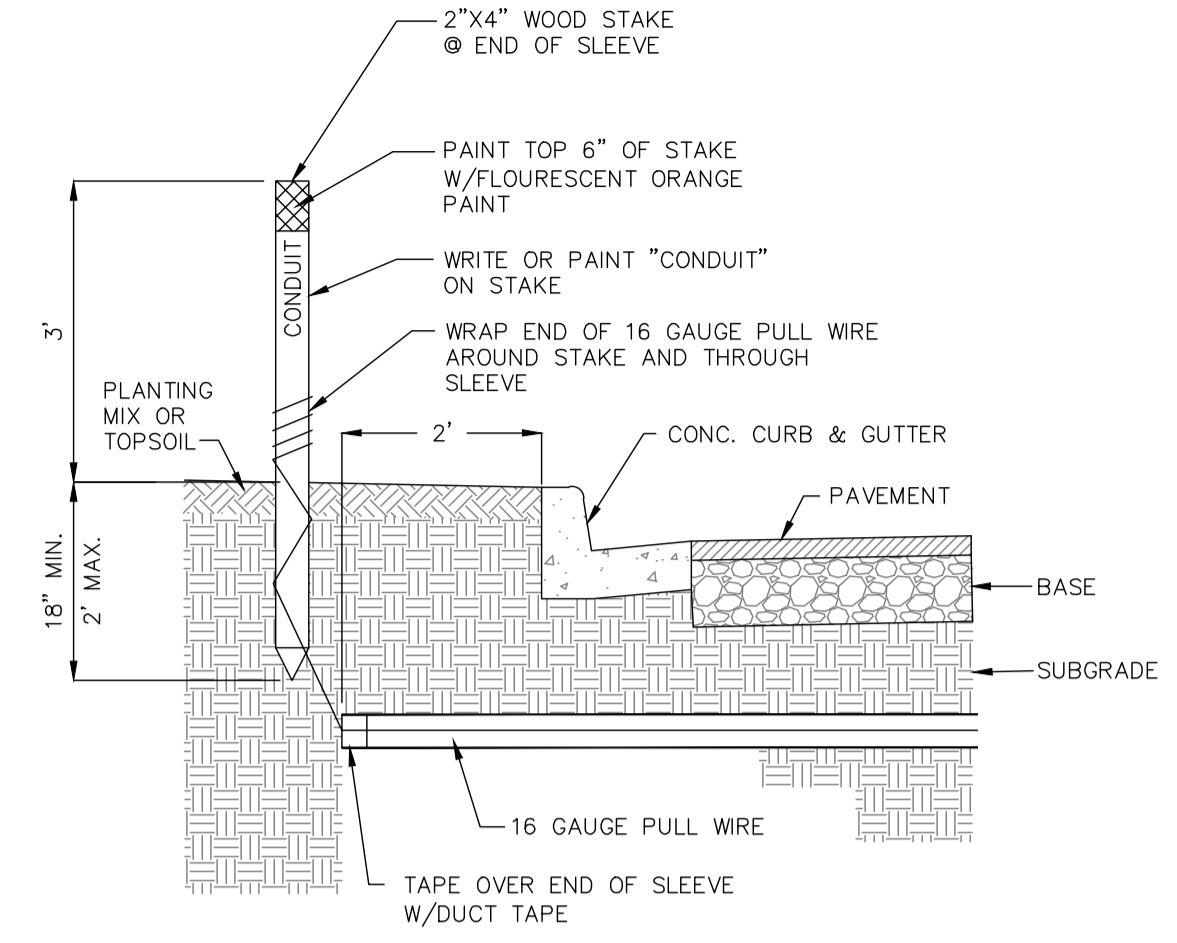
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SANITARY SEWER CLEANOUT

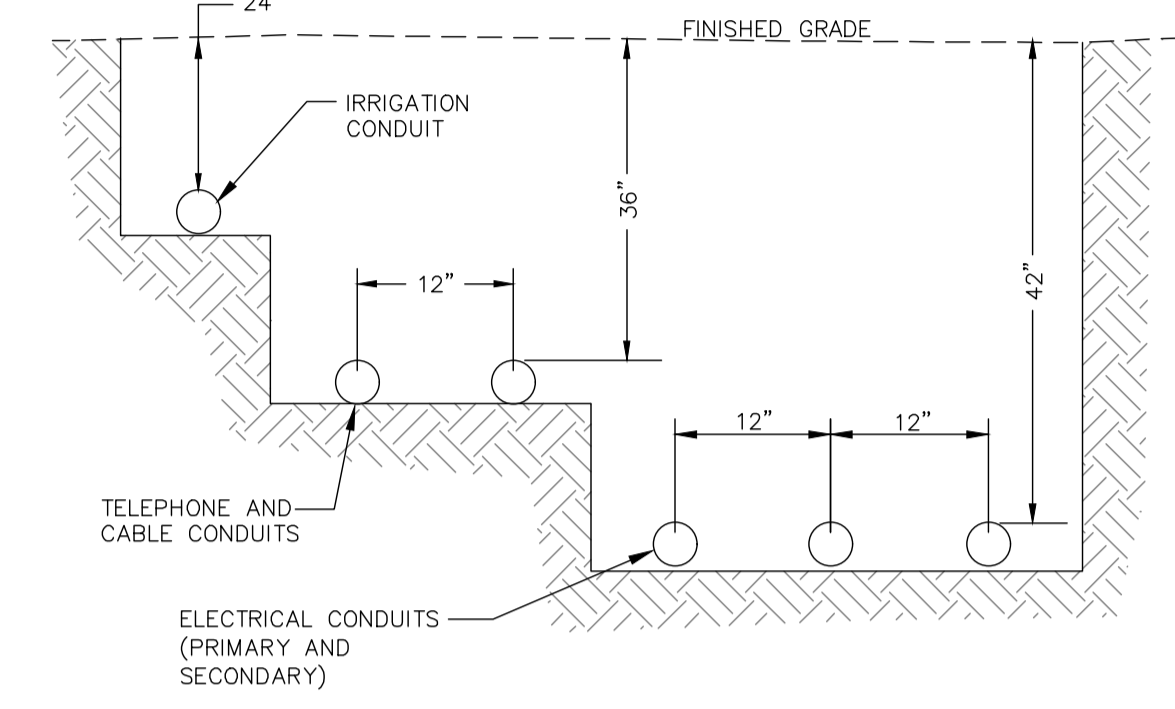
DETAIL 02530-006



CONDUIT NOTES:

1. ALL CONDUIT ENDS SHALL BE CAPPED AND MARKED AS ILLUSTRATED.
2. ELECTRICAL CONDUIT: 42" BURY DEPTH, SCH 40 ELECTRICAL GRADE (N.E.C.) PVC
3. TELCO CONDUIT: 36" BURY DEPTH, SCH 40 ELECTRICAL GRADE (N.E.C.) PVC
4. IRRIGATION CONDUIT: 24" BURY DEPTH, SCH 40 PVC
5. MINIMUM 12" VERTICAL CLEARANCE WHEN CROSSING WATER, SEWER, AND DRAINAGE.
6. MINIMUM 18" HORIZONTAL CLEARANCE WHEN PARALLELING WATER, SEWER, AND DRAINAGE.
7. MINIMUM 12" HORIZONTAL SEPARATION BETWEEN CONDUIT.
8. CONDUIT MUST EXTEND BEYOND PAVEMENT, CURB, AND SIDEWALKS.
9. THE CONTRACTOR MUST INSTALL ALL CONDUITS, AS SHOWN ON THE PLANS OR AS REQUIRED BY DRY UTILITY COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE STRICT COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS WITH REGARDS TO THE INSTALLATION OF UTILITIES AND CONDUIT.
10. REFER TO PLANS FOR CONDUIT SIZE AND LOCATION. PLAN VIEW LOCATIONS OF CONDUIT ARE APPROXIMATE.
11. NO 90° OR 45° COUPLINGS TO BE USED ON CONDUIT.
12. CONDUIT MUST BE STRAIGHT TO ALLOW PIPE AND/OR WIRING BY UTILITY COMPANY AND IRRIGATION INSTALLER.
13. CONDUIT NOT INSTALLED AT PROPER DEPTH WILL BE REINSTALLED TO CONFORM TO DETAIL.
14. CONTRACTOR TO VERIFY CONDUIT INTEGRITY PRIOR TO FINAL PAVING.

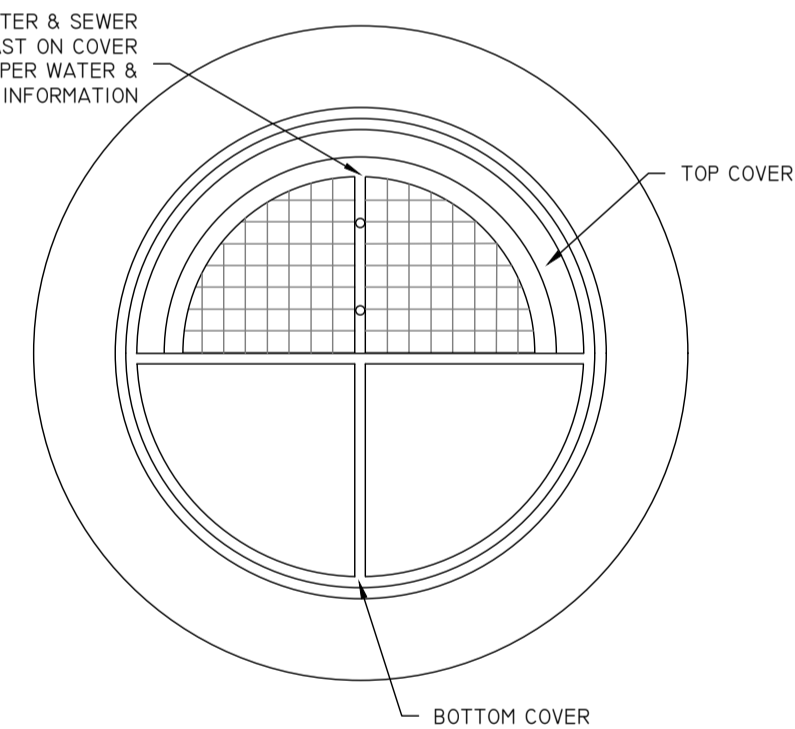
CONDUIT DETAIL



UTILITY CONDUIT TRENCH DETAIL

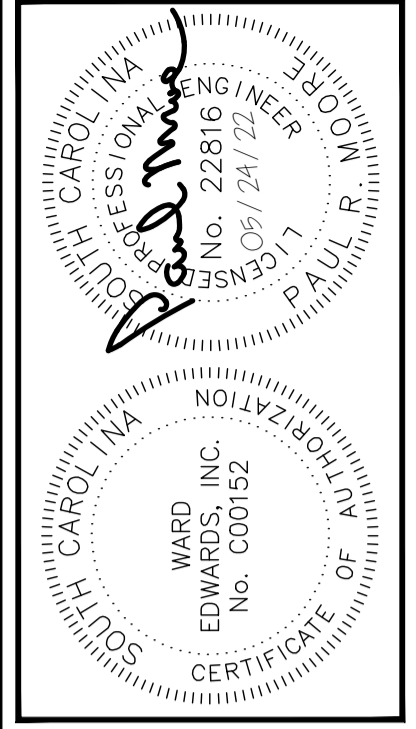


BEAUFORT-JASPER WATER & SEWER AUTHORITY LOGO TO BE CAST ON COVER CONTACT BEAUFORT-JASPER WATER & SEWER AUTHORITY FOR INFORMATION



- NOTES:
1. CASTINGS SHALL BE OF UNIFORM QUALITY, FREE FROM BLOWHOLES, POROSITY, HARD SPOTS, SHRINKAGE, DISTORTION OR OTHER DEFECTS. THEY SHALL BE SMOOTH AND WELL CLEANED BY SHOT BLASTING OR BY SOME OTHER APPROVED METHOD UNLESS AN ALTERNATIVE SPECIFICATION IS MADE.
 2. MATERIALS USED IN THE MANUFACTURE OF CASTINGS SHOULD CONFORM TO ASTM, AASHTO, ASA, MIL, AMS OR FEDERAL SPECIFICATIONS FOR GRAY IRON OR DUCTILE IRON AS FOLLOWS: GRAY IRON-ASTM CLASS 35, DUCTILE IRON-GRADE 60-40-15.
 3. ALL CASTINGS SHALL BE MANUFACTURED TRUE TO PATTERN

BEAUFORT-JASPER WATER & SEWER AUTHORITY			
MANHOLE, COVER AND FRAME			
DATE: 07/01/09	DRAWN BY: BMC	CHECKED BY: ERS	SCALE: S-05



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Ward Edwards
ENGINEERING
P.O. BOX 381, BLUFFTON, SOUTH CAROLINA 29910
PH: (843) 837-5750 / FAX: (843) 837-2556
WWW.WARDEDWARDS.COM

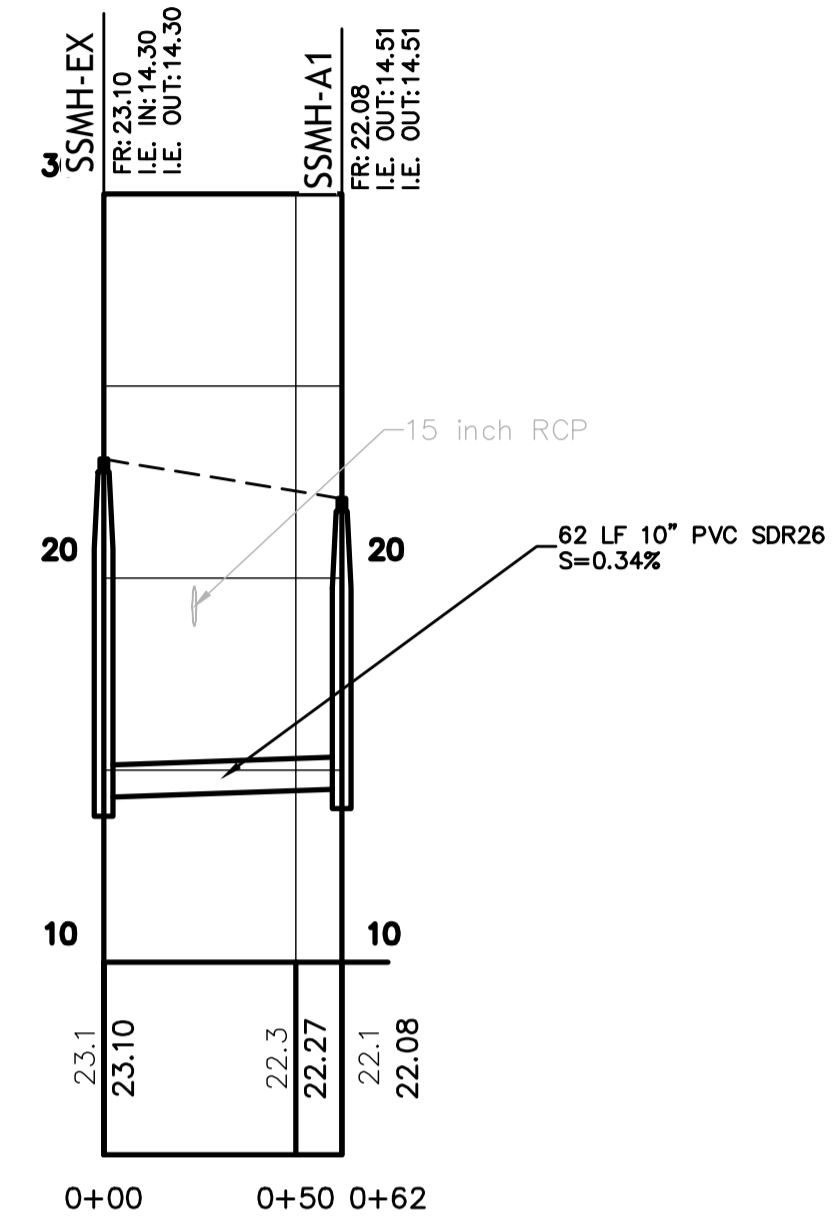
MAY RIVER MONTESSORI
TOWN OF BLUFFTON, SOUTH CAROLINA
May River Montessori, INC.
Bluffton, State
UTILITY DETAILS

VERTICAL DATUM:	NAVD88
PROJECT #:	210141
DATE:	05/24/22
DESIGNED BY:	EJJ
CHECKED BY:	PRM

SHEET
C603

NOT FOR CONSTRUCTION

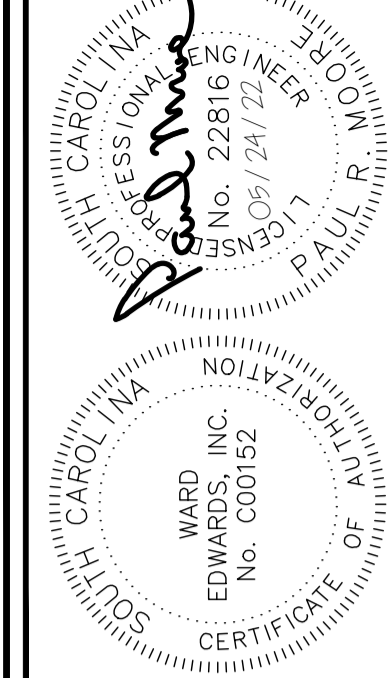
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SANITARY SEWER PROFILE 'A'

SCALE: 1" = 50' HORIZ
1" = 5' VERT

SHEET C-XXX TOP
SHEET C-XXX BOTTOM



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Ward Edwards
ENGINEERING

P.O. BOX 381, BLUFFTON, SOUTH CAROLINA 29910
PH (843) 837-5750 / FAX (843) 837-2556
WWW.WARDEDWARDS.COM

MAY RIVER MONTESSORI
TOWN OF BLUFFTON, SOUTH CAROLINA
May River Montessori, INC.
Bluffton, State

SANITARY SEWER PROFILES

VERTICAL DATUM:
NAVD88

PROJECT #:	210141
DATE:	05/24/22
DESIGNED BY:	EJJ
CHECKED BY:	PRM

SHEET C603

NOT FOR CONSTRUCTION

SEDIMENT CONTROL

SEDIMENT BASIN:	
TEMPORARY SEDIMENT TRAP:	
ROCK SEDIMENT DIKE:	
ROCK CHECK DAM:	
SEDIMENT TUBE:	
SILT FENCE:	
REINFORCED SILT FENCE:	
TYPE A--FABRIC INLET PROTECTION:	
TYPE A--SEDIMENT TUBE INLET PROTECTION:	
TYPE B -- WIRE MESH AND STONE DROP INLET PROTECTION:	
TYPE C -- BLOCK AND GRAVEL INLET PROTECTION:	
TYPE D -- RIGID INLET FILTERS:	
TYPE E -- SURFACE COURSE CURB INLET FILTER:	
TYPE F -- INLET TUBE:	
TYPE FC -- FILTER BAG CURB INLET PROTECTION:	
TYPE FB -- FILTER BAG CURB INLET PROTECTION:	
CONCRETE WASHOUT	

EROSION PREVENTION

LAND GRADING:

SURFACE ROUGHENING:

TOPSOILING:

TEMPORARY SEEDING:

MULCHING:

ECB OR TRM:

FGM:

BFM:

PERMANENT SEEDING:

SODDING:

RIPRAP:

OUTLET PROTECTION:

DUST CONTROL:

POLYACRYLAMIDE (PAM):

RUNOFF CONVEYANCE MEASURES

VEGETATED CHANNELS:

RIPRAP-LINED CHANNELS:

ECB OR TRM-LINED CHANNELS:

PAVED CHANNELS:

PIPE SLOPE DRAINS:

TEMPORARY STREAM CROSSING:

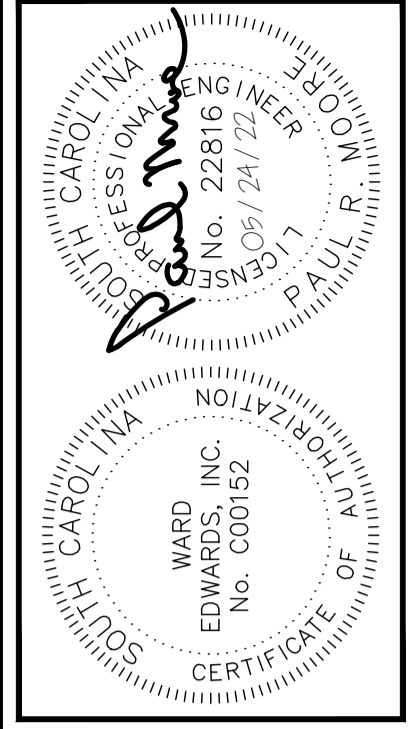
TEMPORARY DIVERSION DITCH OR SWALE:

PERMANENT DIVERSION DITCH:

DIVERSION DIKE OR BERM:

LEVEL SPREADER:

SUBSURFACE DRAIN:



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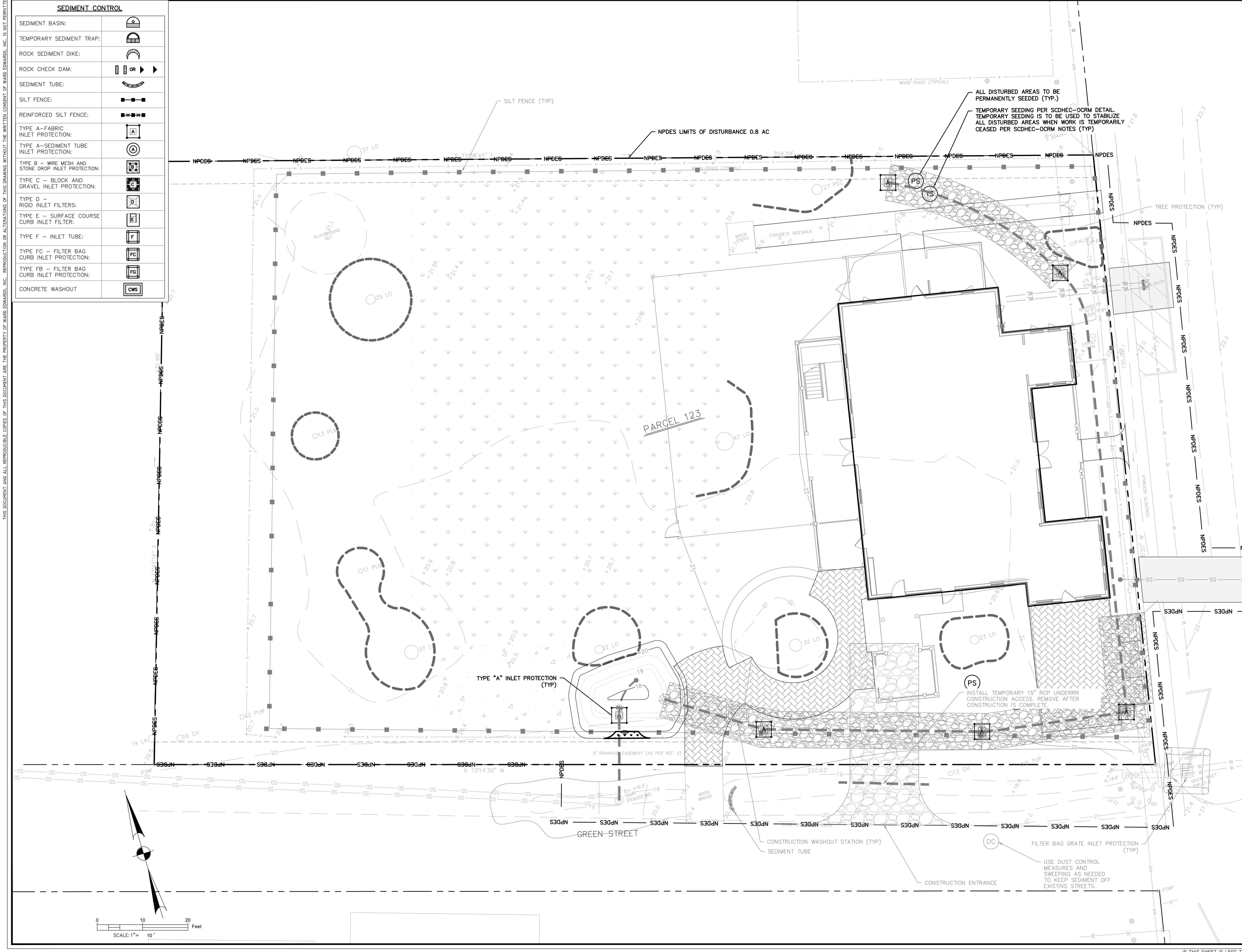
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WWW.WARDEWARDS.COM

MAY RIVER MONTESSORI
TOWN OF BLUFFTON, SOUTH CAROLINA
May River Montessori, Inc.
Bluffton, State
INTERMEDIATE & FINAL
EROSION CONTROL PLAN

VERTICAL DATUM:
NAVD88

PROJECT #: 21014
DATE: 05/24/22
DESIGNED BY: EJJ
CHECKED BY: PRM

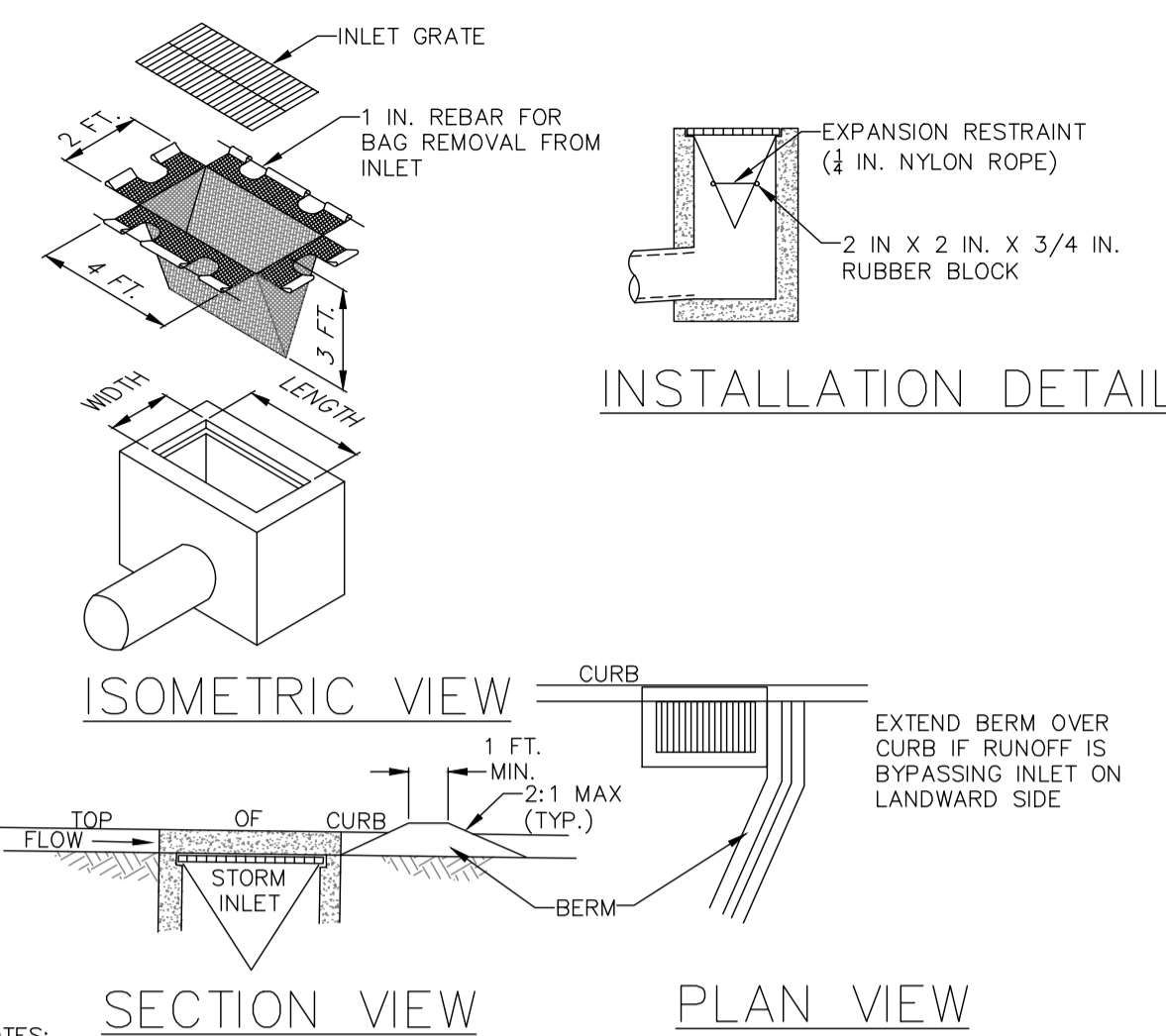
SHEET C701



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NOTES:

MAXIMUM DRAINAGE AREA = 1/2 ACRE.

INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.

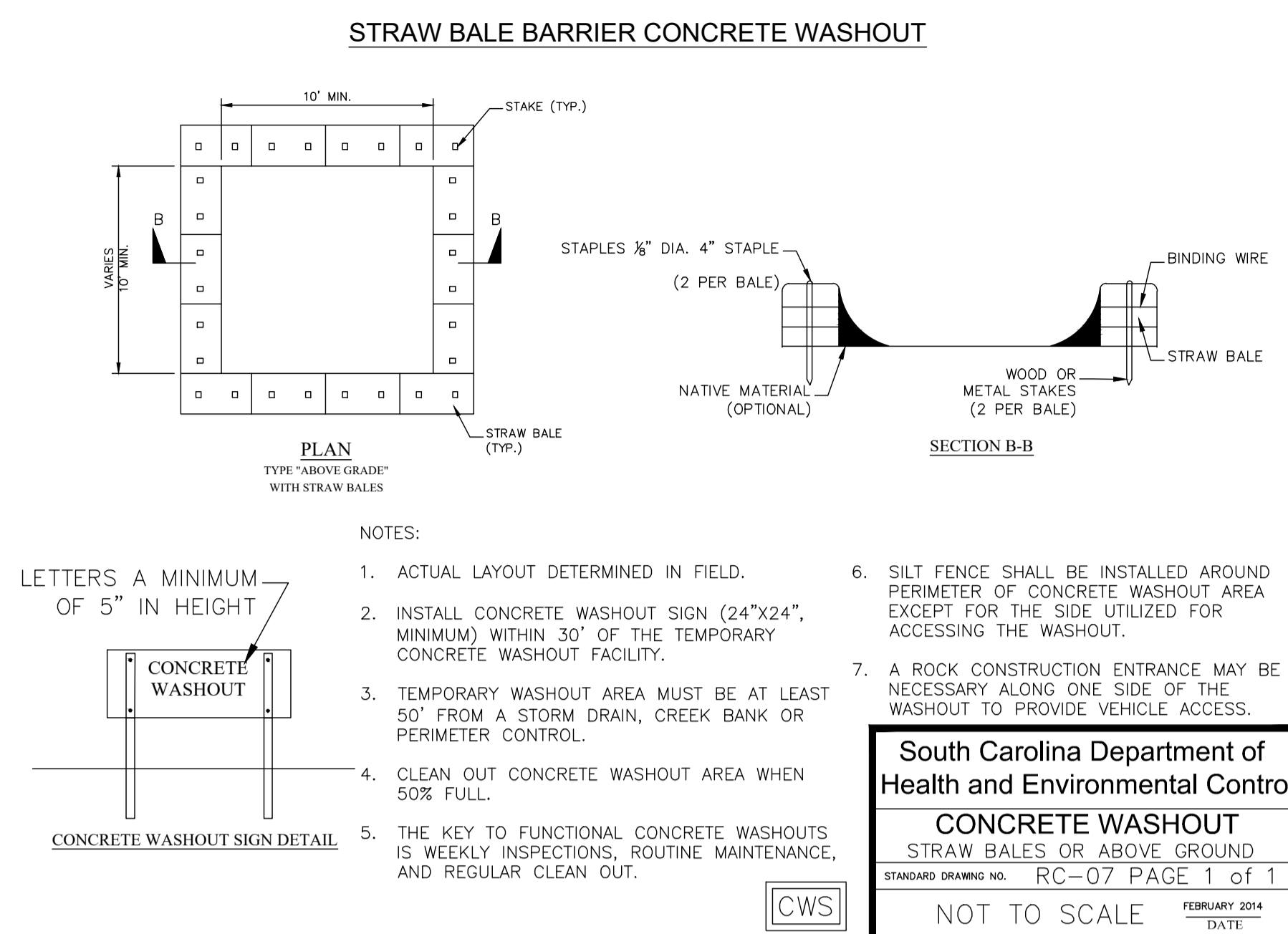
ROLLED EARTHEN BERM SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM SHALL BE MAINTAINED UNTIL ROADWAY SURFACE RECEIVES FINAL COAT.

AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS., A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.

INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE OF ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.

DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

FILTER BAG GRATE INLET PROTECTION
NO SCALE



NOTES:

1. ACTUAL LAYOUT DETERMINED IN FIELD.

2. INSTALL CONCRETE WASHOUT SIGN (24"x24", MINIMUM) WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

3. TEMPORARY WASHOUT AREA MUST BE AT LEAST 50' FROM A STORM DRAIN, CREEK BANK OR PERIMETER CONTROL.

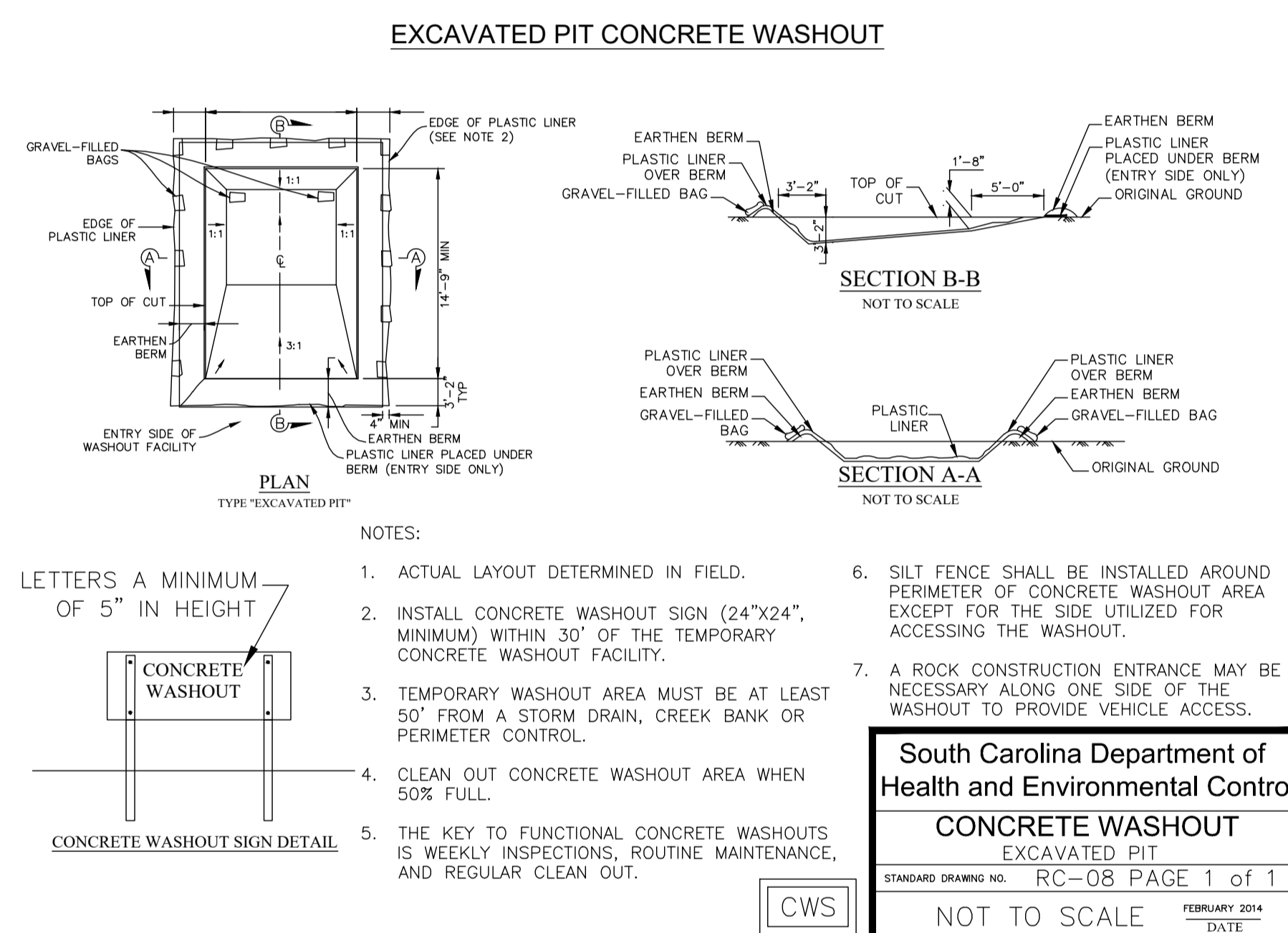
4. CLEAN OUT CONCRETE WASHOUT AREA WHEN 50% FULL.

5. THE KEY TO FUNCTIONAL CONCRETE WASHOUTS IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR CLEAN OUT.

6. SILT FENCE SHALL BE INSTALLED AROUND PERIMETER OF CONCRETE WASHOUT AREA EXCEPT FOR THE SIDE UTILIZED FOR ACCESSING THE WASHOUT.

7. A ROCK CONSTRUCTION ENTRANCE MAY BE NECESSARY ALONG ONE SIDE OF THE WASHOUT TO PROVIDE VEHICLE ACCESS.

South Carolina Department of Health and Environmental Control
CONCRETE WASHOUT
STRAW BALES OR ABOVE GROUND
STANDARD DRAWING NO. RC-07 PAGE 1 of 1
NOT TO SCALE FEBRUARY 2014 DATE



NOTES:

1. ACTUAL LAYOUT DETERMINED IN FIELD.

2. INSTALL CONCRETE WASHOUT SIGN (24"x24", MINIMUM) WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

3. TEMPORARY WASHOUT AREA MUST BE AT LEAST 50' FROM A STORM DRAIN, CREEK BANK OR PERIMETER CONTROL.

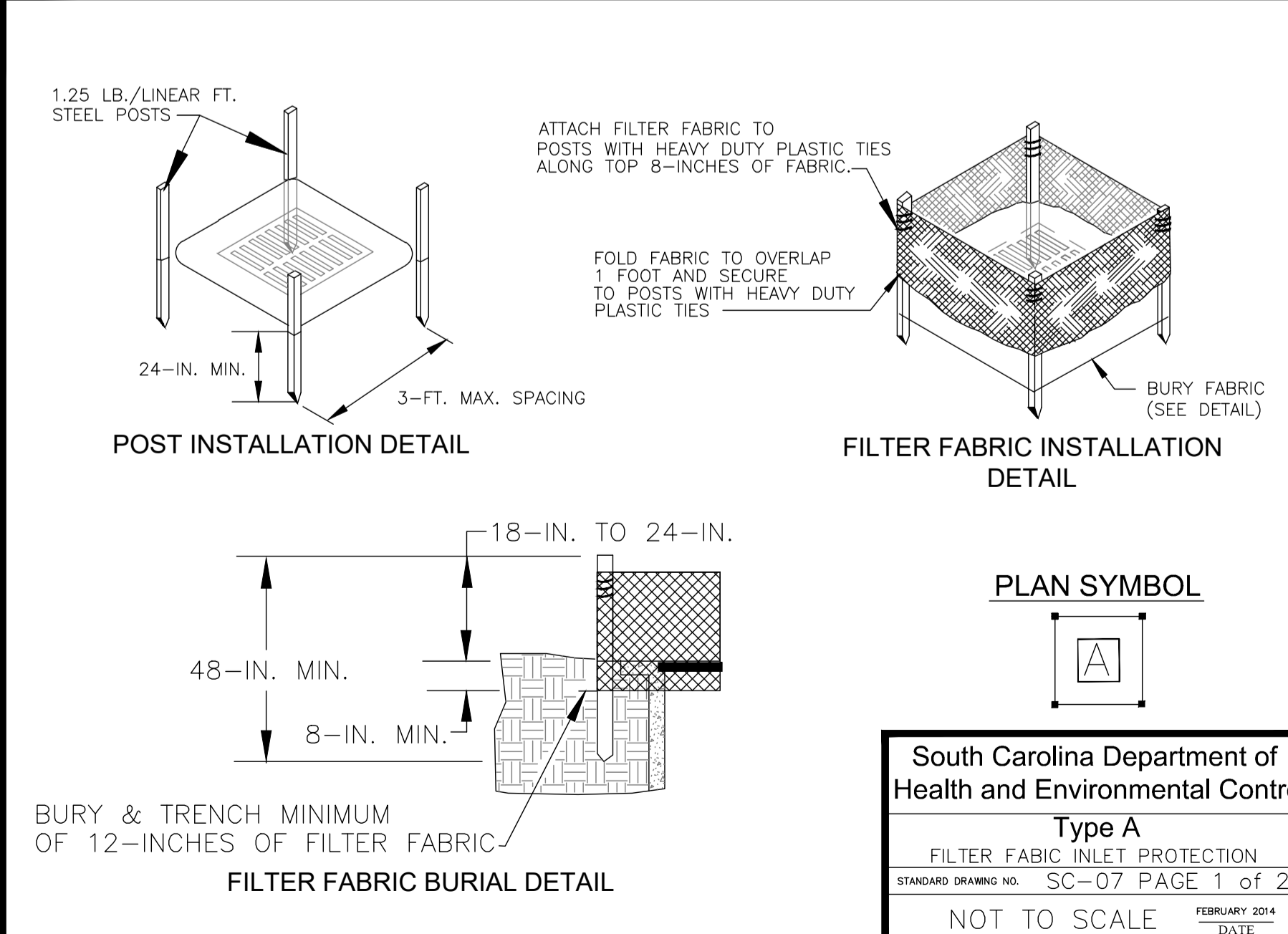
4. CLEAN OUT CONCRETE WASHOUT AREA WHEN 50% FULL.

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6. SILT FENCE SHALL BE INSTALLED AROUND PERIMETER OF CONCRETE WASHOUT AREA EXCEPT FOR THE SIDE UTILIZED FOR ACCESSING THE WASHOUT.

7. A ROCK CONSTRUCTION ENTRANCE MAY BE NECESSARY ALONG ONE SIDE OF THE WASHOUT TO PROVIDE VEHICLE ACCESS.

South Carolina Department of Health and Environmental Control
CONCRETE WASHOUT
EXCAVATED PIT
STANDARD DRAWING NO. RC-08 PAGE 1 of 1
NOT TO SCALE FEBRUARY 2014 DATE



BURY & TRENCH MINIMUM OF 12-INCHES OF FILTER FABRIC
FILTER FABRIC BURIAL DETAIL

South Carolina Department of Health and Environmental Control
Type A
FILTER FABRIC INLET PROTECTION
STANDARD DRAWING NO. SC-07 PAGE 1 of 2
NOT TO SCALE FEBRUARY 2014 DATE

TYPE A - FILTER FABRIC REQUIREMENTS

- Silt fence must be composed of woven geotextile filter fabric that consists of the following requirements:
 - Composed of fibers consisting of long chain synthetic polymers of at least 85% by weight of polyolefins, polyesters, or polyamides that are formed into a network such that the filaments or yarns retain dimensional stability relative to each other;
 - Free of any treatment or coating which might adversely alter its physical properties after installation;
 - Free of any defects or flaws that significantly affect its physical and/or filtering properties; and,
 - Have a minimum width of 36-inches.
- Use only fabric appearing on SC DOT's Qualified Products Listing (QPL), Approval Sheet #34, meeting the requirements of the most current edition of the SC DOT Standard Specifications for Highway Construction.
- 12-inches of the fabric should be placed within excavated trench and toed in when the trench is backfilled.
- Filter Fabric shall be purchased in continuous rolls and cut to the length of the barrier to avoid joints.
- Filter Fabric shall be installed at a minimum of 24-inches above the ground.

TYPE A - POST REQUIREMENTS

- Silt fence posts must be 48-inch long steel posts that meet, at a minimum, the following physical characteristics:
 - Composed of a high strength steel with a minimum yield strength of 50,000 psi.
 - Include a standard "T" section with a nominal face width of 1.38-inches and a nominal "T" length of 1.48-inches.
 - Weight 1.25 pounds per foot (± 8%)
- Posts shall be equipped with projections to aid in fastening of filter fabric.
- Install posts to a minimum of 24-inches. A minimum height of 1- to 2- inches above the fabric shall be maintained, and a maximum height of 3 feet shall be maintained above the ground.
- Post spacing shall be at a maximum of 3-feet on center.

TYPE A - INSPECTION & MAINTENANCE

- The key to functional inlet protection is weekly inspections, routine maintenance, and regular sediment removal.
- Regular inspections of inlet protection shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall event that produces 1/2-inch or more of precipitation.
- Attention to sediment accumulations along the filter fabric is extremely important. Accumulated sediment should be continually monitored and removed when necessary.
- Remove accumulated sediment when it reaches 1/3 the height of the filter fabric. When a sump is installed in front of the fabric, sediment should be removed when it fills approximately 1/3 the depth of the sump.
- Removed sediment shall be placed in stockpile storage areas or spread thinly across disturbed area. Stabilize the removed sediment after it is relocated.
- Check for areas where stormwater runoff has eroded a channel beneath the filter fabric, or where the fabric has sagged or collapsed due to runoff overlapping the inlet protection.
- Check for tears within the filter fabric, areas where fabric has begun to decompose, and for any other circumstance that may render the inlet protection ineffective. Removed damaged fabric and reinstall new filter fabric immediately.
- Inlet protection structures should be removed after all the disturbed areas are permanently stabilized. Remove all construction material and sediment, and dispose of them properly. Grade the disturbed area to the elevation of the drop inlet structure crest. Stabilize all bare areas immediately.

South Carolina Department of Health and Environmental Control
Type A
FILTER FABRIC INLET PROTECTION
STANDARD DRAWING NO. SC-07 PAGE 2 of 2
GENERAL NOTES FEBRUARY 2014 DATE

TEMPORARY SEEDING - COASTAL

SPECIES	LBS/AC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
SANDY, DROUGHTY SITES													
BROWNTOP MILLET	40 LBS/AC												
RYE, GRAIN	56 LBS/AC												
RYEGRASS	50 LBS/AC												
WELL DRAINED, CLAYEY/LOAMEY SITES													
BROWNTOP MILLET OR JAPANESE MILLET	40 LBS/AC												
RYE, GRAIN OR OATS	56 LBS/AC												
RYEGRASS	50 LBS/AC												

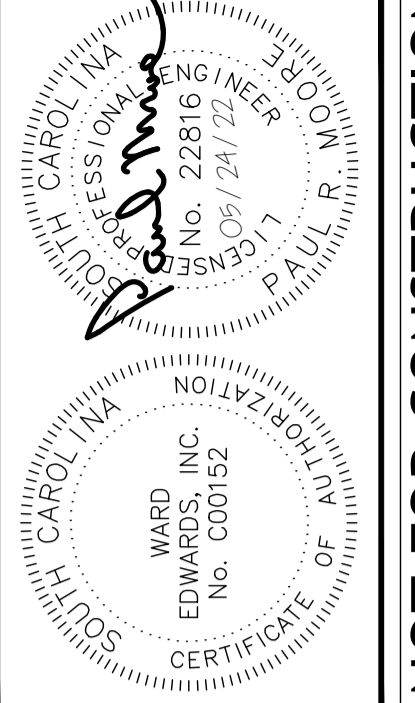
TS TEMPORARY SEEDING - COASTAL
DETAIL 02370-011

SPECIES	LBS/AC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
SANDY, DROUGHTY SITES													
BROWNTOP MILLET	10 LBS/AC												
BAHAGRASS	40 LBS/AC												
BROWNTOP MILLET	10 LBS/AC												
BAHAGRASS	30 LBS/AC												
SERICA LESPEDEZA	40 LBS/AC												
BROWNTOP MILLET	10 LBS/AC												
ATLANTIC COASTAL PANICGRASS	15 LBS/AC PLS												
BROWNTOP MILLET	10 LBS/AC												
SWITCHGRASS (ALAMO)	8 LBS/AC												
LITTLE BLUESTEM	4 LBS/AC												
SERICA LESPEDEZA	20 LBS/AC												
BROWNTOP MILLET	10 LBS/AC												
WEEPING LOVEGRASS	8 LBS/AC												
WELL DRAINED, CLAYEY/LOAMEY SITES													
BROWNTOP MILLET	10 LBS/AC												
BAHAGRASS	40 LBS/AC												
RYE, GRAIN	10 LBS/AC												
BAHAGRASS	40 LBS/AC												
CLOVER, CRIMSON (ANNUAL)	5 LBS/AC												
BROWNTOP MILLET	10 LBS/AC												
BAHAGRASS	30 LBS/AC												
SERICA LESPEDEZA	40 LBS/AC												
BROWNTOP MILLET	10 LBS/AC												
BERMUDA, COMMON	10 LBS/AC												
SERICA LESPEDEZA	40 LBS/AC												
BROWNTOP MILLET	10 LBS/AC												
BERMUDA, COMMON	12 LBS/AC												
KOBE LESPEDEZA (ANNUAL)	10 LBS/AC												
BROWNTOP MILLET	10 LBS/AC												
BAHAGRASS	20 LBS/AC												
BERMUDA, COMMON	6 LBS/AC												
SERICA LESPEDEZA	40 LBS/AC												
BROWNTOP MILLET	10 LBS/AC												
SWITCHGRASS	8 LBS/AC												
LITTLE BLUESTEM	3 LBS/AC												
INDIANGRASS	3 LBS/AC PLS												

PS PERMANENT SEEDING - COASTAL
DETAIL 02370-010

PS PERMANENT SEEDING - COASTAL
DETAIL 02370-010

SPECIES	LBS/AC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
SANDY, DROUGHTY SITES													
BROWNTOP MILLET	10 LBS/AC												
BAHAGRASS	40 LBS/AC												
BROWNTOP MILLET	10 LBS/AC												
BAHAGRASS	30 LBS/AC												
SERICA LESPEDEZA	40 LBS/AC												
BROWNTOP MILLET	10 LBS/AC												
ATLANTIC COASTAL PANICGRASS	15 LBS/AC PLS												
BROWNTOP MILLET	10 LBS/AC												
SWITCHGRASS (ALAMO)	8 LBS/AC												
LITTLE BLUESTEM	4 LBS/AC												
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SERICA LESPEDEZA	40 LBS/AC												
BROWNTOP MILLET	10 LBS/AC												
BERMUDA, COMMON	12 LBS/AC												
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BROWNTOP MILLET	10 LBS/AC												
SWITCHGRASS	8 LBS/AC												
LITTLE BLUESTEM	3 LBS/AC												
INDIANGRASS	3 LBS/AC PLS												



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MAY RIVER MONTESSORI
TOWN OF BLUFFTON, SOUTH CAROLINA
May River Montessori, Inc.
Bluffton, State

INTERMEDIATE & FINAL EROSION CONTROL DETAILS

VERTICAL DATUM:
NAVD88

PROJECT #: 21014
DATE: 05/24/22
DESIGNED BY: EJJ
CHECKED BY: PRM

SHEET C702

NOT FOR CONSTRUCTION



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 THIS SHEET TO SCALE AT 24"X36"

SITE DEVELOPMENT PLANS FOR
MAY RIVER MONTESSORI
 BLUFFTON, SOUTH CAROLINA

DATE: MAY 25, 2022
 PROJECT NO.: XXXXXX
 DRAWN BY: MC / AK
 CHECKED BY: WM

**PROGRESS PLAN,
 NOT FOR
 CONSTRUCTION**

REVISIONS:

DRAWING TITLE
PLANTING PLAN

DRAWING NUMBER

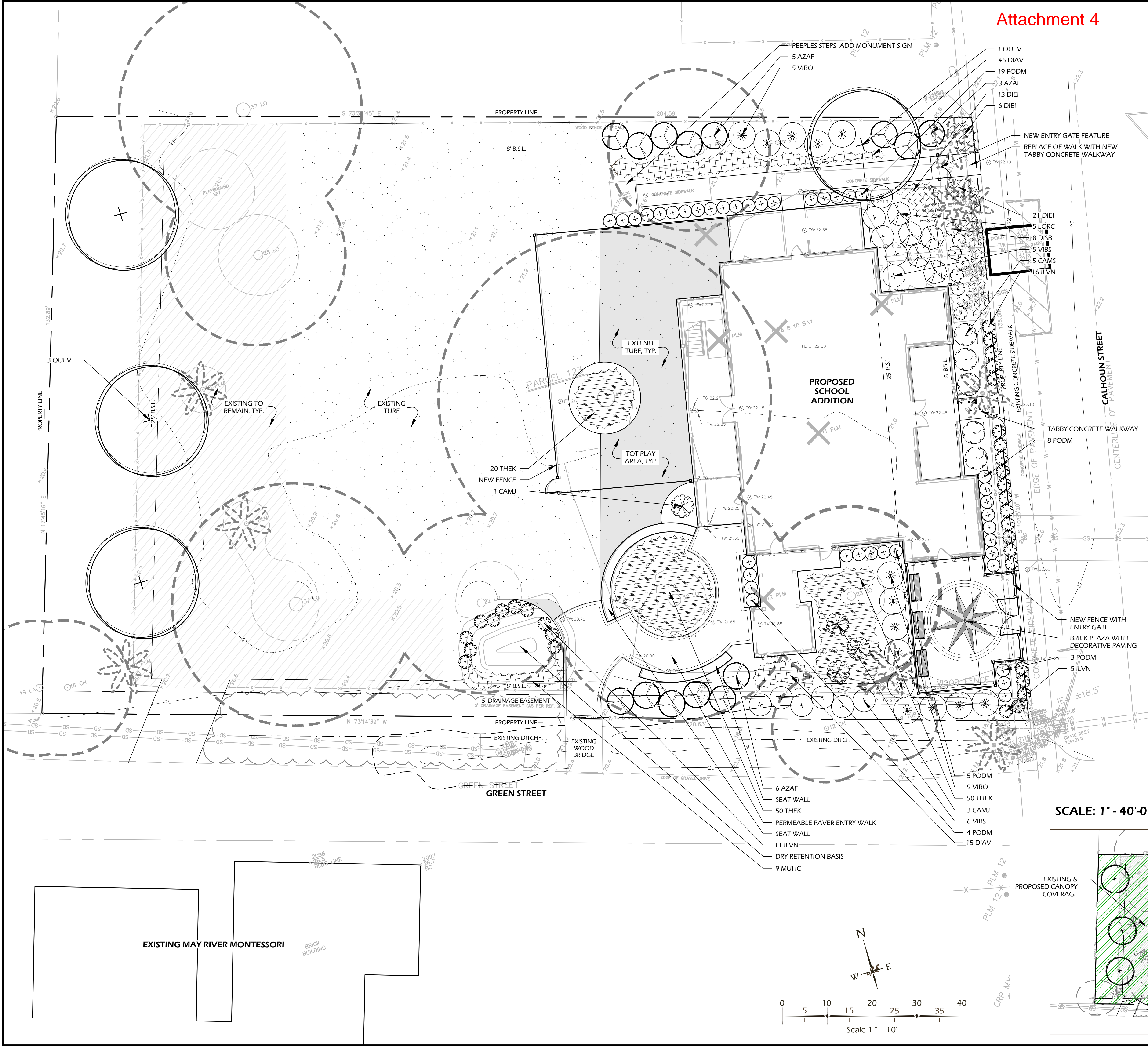
L500

Attachment 4

PLANT KEY LEGEND

Quantity	Abbrev	Botanical Name	Common Name	Height	Spread	Container	Caliper Size	Notes
4	OLEV	Quercus virginiana	Live Oak	14'-50"	6'-6"	Core	4"	FULL
SHRUBS								
11	AZAF	Aspidistra Fendleri	Florida Aspidistra	30-36"	24-30"	7 gal		FULL
4	CAMJ	Camellia japonica	Japanese Camellia	3'-4'	2'-3'	15 gal		FULL
5	CAMS	Camellia sasanqua	Japanese Camellia	3'-4'	2'-3'	15 gal		FULL
8	DOB	Dryopteris Blue Cascade	Blue Cascade Dryopteris	24-30"	24-30"	7 gal		FULL
32	EVN	Eleocharis acicularis	Shrub Sedge	30-36"	30-36"	7 gal		FULL
5	LCML	Leucophaea chinensis	China Red Flower	30-36"	24-30"	7 gal		FULL
39	PODM	Podocarpus	Podocarpus	30-42"	24-30"	7 gal		FULL
14	WVIO	Viburnum coccineum	Sweet Viburnum	30-36"	24-30"	7 gal		FULL
11	VIBO	Viburnum acerifolium	Smooth Viburnum	30-36"	24-30"	7 gal		FULL
ORNAMENTAL GRASSES & FERNS								
9	MLFK	Muhlenbergia capillaris	White Muhlenberg Grass	14'-18"	10'-12"	1 gal	30" OC	FULL
120	TRK	Thymus serpyllifolius	Creeping Thyme	14'-18"	10'-12"	1 gal	30" OC	FULL
GROUND COVER, VINES & PERENNIALS								
60	DMV	Dianthus barbatus	Viola	12'-18"	12'-18"	1 gal	24" OC	FULL
40	EBL	Chionodoxa	White Anemone	12'-18"	8'-12"	1 gal	24" OC	FULL

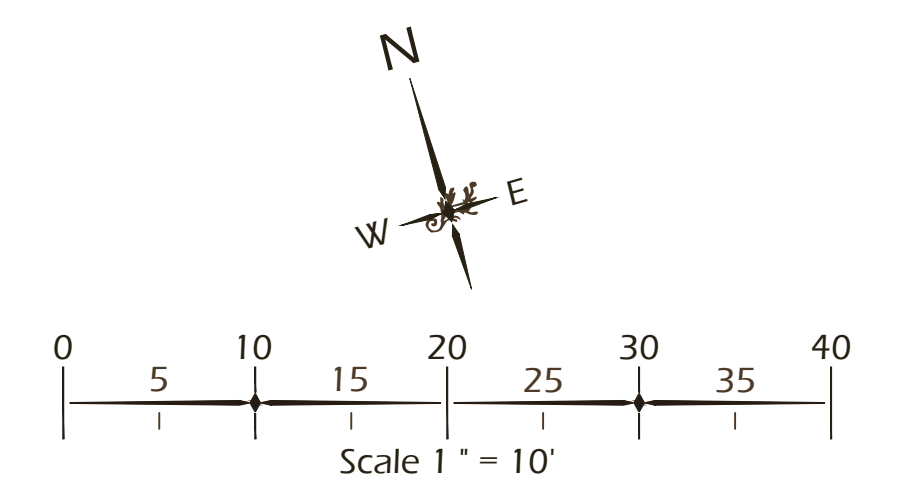
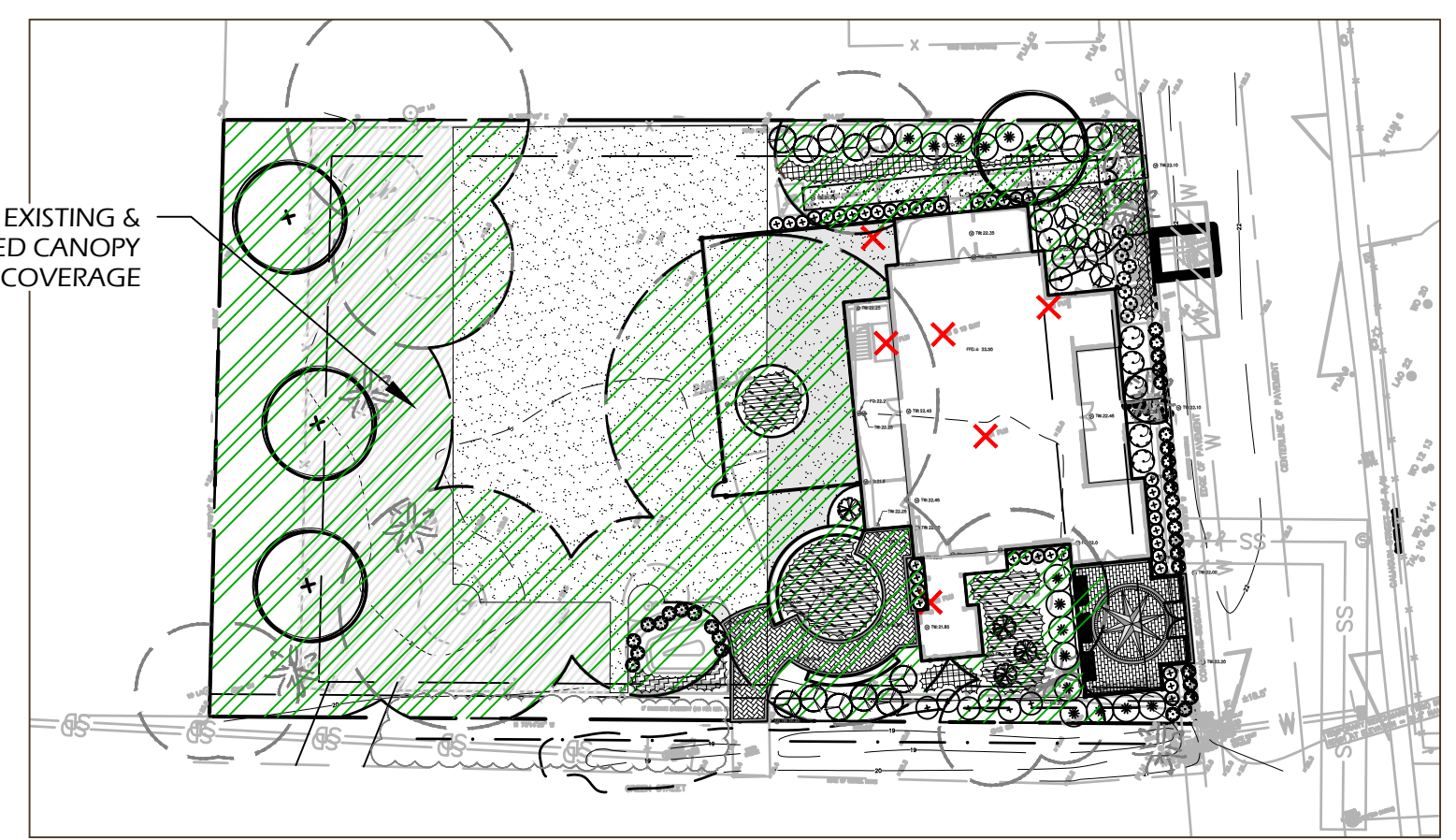
- PLANTING REFERENCE NOTES:**
- EXISTING VEGETATION TO REMAIN.
 - EXISTING TREES TO REMAIN.
 - EXISTING TREES TO BE REMOVED.
 - MULCH DISTURBED AREAS DUE TO CONSTRUCTION.
 - CAREFULLY EXCAVATE SHRUB PITS IN VICINITY OF EXISTING TREES, WITHOUT DISTURBING TREE ROOTS.
 - COORDINATE SHRUB LAYOUT WITH EXISTING UTILITIES. REPORT ANY CONFLICTS TO LANDSCAPE ARCHITECT.



CANOPY COVERAGE TABLE

DESCRIPTION	ACTUAL COVERAGE (SF)
TOTAL LIMIT OF WORK AREA	28,293 S.F.
BUILDING FOOTPRINT	+4,398 S.F.
REMAINING SITE AREA	23,895 S.F.
MATURE CANOPY COVERAGE (EXISTING AND PROPOSED)	18,045 S.F.
% CANOPY COVERAGE (75% MIN.)	75.5%

SCALE: 1" = 40'-0"





PLAN REVIEW COMMENTS FOR DP-04-22-016574

Section IX. Item #2.

Town of Bluffton

Department of Growth Management

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

Telephone 843-706-4522

OLD TOWN

Plan Type:	Development Plan	Apply Date:	04/07/2022
Plan Status:	Hold	Plan Address:	58 Calhoun St BLUFFTON, SC 29910
Case Manager:	Dan Frazier	Plan PIN #:	R610 039 00A 0123 0000
Plan Description:	A request by Conor Blaney of Ward Edwards Engineering, on behalf of May River Montessori, Inc., for approval of a preliminary development plan. The project consists of the construction of a new classroom building adjacent to the existing May River Montessori facility. The property is zoned Neighborhood Center Historic District (NCE-HD) and consists of approximately 0.65 acres identified by tax map number R610 039 00A 0123 0000 located at 58 Calhoun Street.		

Technical Review

Submission #: 1 Received: 04/07/2022 Completed: 05/06/2022

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
Planning Review - SR	05/06/2022	Jordan Holloway	Revisions Required

Comments:

- Additional parking will be required. Per section 5.15.7.C.1, the parking ratio is 1 space per instructor.
- The underground stone trench is within the root zone of two significant live oaks. This area cannot be disturbed. Revise plans accordingly. (UDO 5.3.3)
- Per the applications manual, show all building setbacks on the lot.
- Per the applications manual, provide impervious to pervious ratio for the site.
- Per the applications manual, provide open space calculations.
- Per the applications manual, provide existing tree canopy coverage for the site.
- Please update the cover sheet with the above information instead of having blanks for the information.
- A foundation planting area at least 8 feet wide shall be maintained around all structures. The foundation planting shall incorporate a mixture of trees, shrubs, and ground covers in order to soften the building façade of the building. Ensure that 8' foundation planting areas can be accommodated on all sides.

Transportation Department Review	05/06/2022	Constance Clarkson	Revisions Required
----------------------------------	------------	--------------------	--------------------

Comments:

- Provide documentation for the takeover of Green Street and the drainage easement for the Town of Bluffton.

For questions, contact Pat Rooney at prooney@townofbluffton.com

Beaufort Jasper Water and Sewer Review	05/06/2022	James Clardy	Approved with Conditions
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Comments:

Pending formal submittal / approval of water and sewer.

Planning Commission Review	05/06/2022	Dan Frazier	Approved with Conditions
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Comments:

See Senior Planner Comments

Planning Review - SR	05/06/2022	Katie Peterson	Approved with Conditions
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Comments:

1. As the site is located within the Neighborhood Center - HD zoning district, a Certificate of Appropriateness-HD must be approved prior to issuance of Building Permits for the structures. (UDO 3.18)
2. The proposed building type shall determine the applicable lot standards. The maximum building footprint and Additional Building Type shall not exceed the largest building footprint and building size permitted for other building types permitted within the same zoning district. The proposed footprint exceeds the maximum building size for other building types in this zoning district, except for Civic Building, which are reviewed on a case-by case basis. As a school, if the Applicant proposes a Civic Building, the structure will need to be reflective of the requirements for the Civic Building Type. (UDO 5.15.5. and 5.15.8.N.)

Section IX. Item #2.

Watershed Management Review DRC	05/05/2022	Lidia Delhomme	Approved with Conditions
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Comments:

1. The following items will need to be addressed during Stormwater review:
 - a. Roof downspout locations;
 - b. Evaluation of the existing stormwater system connection and the Extreme Flood Requirement;
 - c. Provide cross-sectional detail to the BMPs identified on the plans and Compliance Calculator.
 - d. Provide site-specific operation and maintenance notes to the Permanent Stormwater Facility Agreement.

Fire Department Review	05/05/2022	Dan Wiltse	Approved
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Police Department Review	05/06/2022	Adam Barberio	Approved
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Planning Review - Address	04/27/2022	Nick Walton	Approved
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Building Safety Review	04/19/2022	Richard Spruce	Approved
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Plan Review Case Notes:

May 25, 2022

Dan Frazier
Town of Bluffton Dept. of Growth Management
20 Bridge Street
Bluffton, SC 29910

Subject: **Town of Bluffton DRC Public Project Review: DP-04-22-016574**
PROJECT: May River Montessori
Ward Edwards Project Number: 210141

We are in receipt of your Staff Report dated May 6, 2022 for Development Plan Review. Enclosed please find our response package addressing the provided comments as follows:

Enclosures:

1. Landscape plans
2. Site Civil Plans
3. Project Narrative

Growth Management Department

1. Additional parking will be required. Per section 5.15.7.C.1, the parking ratio is 1 space per instructor.
The proposed classroom expansion will utilize the existing parking associated with the main facility. It was found that the number of spaces were adequate to serve the existing facility and proposed work, as outlined in the updated narrative.
2. The underground stone trench is within the root zone of two significant live oaks. This area cannot be disturbed. Revise plans accordingly. (UDO 5.3.3)
The plans have been revised with the underground stone trench and associated drainage pipe re-routed accordingly.
3. Per the applications manual, show all building setbacks on the lot.
All building setbacks have been updated and added to the site plans accordingly.
4. Per the applications manual, provide impervious to pervious ratio for the site.
The Impervious to pervious ratio for the site has been added to the cover sheet of the site plans.
5. Per the applications manual, provide open space calculations.
Open space calculations for the site have been added to the cover sheet of the site plans.

6. Per the applications manual, provide existing tree canopy coverage for the site.
An updated landscape plan incorporating the tree canopy coverage can be seen attached.
7. Please update the cover sheet with the above information instead of having blanks for the information.
The cover sheet of the site plans has been updated with the above information.
8. A foundation planting area at least 8 feet wide shall be maintained around all structures. The foundation planting shall incorporate a mixture of trees, shrubs, and ground covers in order to soften the building façade of the building. Ensure that 8' foundation planting areas can be accommodated on all sides.
Minimum 8' wide foundation planting buffers will be maintained and better defined as part of the final landscape plans.

Transportation Department

1. Provide documentation for the takeover of Green Street and the drainage easement for the Town of Bluffton. For questions, contact Pat Rooney at prooney@townofbluffton.com.
May River Montessori has been working with the Town of Bluffton to assume ownership of the mentioned portion of Green Street. Final documentation of ownership and associated easement will be provided once obtained.

Beaufort Jasper Water and Sewer

1. Pending formal submittal / approval of water and sewer.
Noted.

Planning Review

1. As the site is located within the Neighborhood Center - HD zoning district, a Certificate of Appropriateness-HD must be approved prior to issuance of Building Permits for the structures. (UDO 3.18)
Noted, a certificate of Appropriateness-HD will be applied for.
2. The proposed building type shall determine the applicable lot standards. The maximum building footprint and building size for an Additional Building Type shall not exceed the largest building footprint and building size permitted for other building types permitted within the same zoning district. The proposed footprint exceeds the maximum building size for other building types in this zoning district, except for Civic Building, which are reviewed on a case-by case basis. As a school, if the Applicant proposes a Civic Building, the structure will need to be reflective of the requirements for the Civic Building Type. (UDO 5.15.5. and 5.15.8.N.)
The building is to be considered a Civic Building. The architectural documents will note this as part of the Final HPC submission.

Stormwater Department

1. The following items will need to be addressed during Stormwater review:
 - a. Roof downspout locations;
The roof downspout locations and design are pending and will be provided prior to final DRC.
 - b. Evaluation of the existing stormwater system connection and the Extreme Flood Requirement;
Noted, evaluation of the existing stormwater system connection and the extreme flood requirement will be addressed prior to Final DRC.
 - c. Provide cross-sectional detail to the BMPs identified on the plans and Compliance Calculator.
Cross-sectional detail(s) of the BMPs identified on the plans and compliance calculator will be provided prior to Final DRC.
 - d. Provide site-specific operation and maintenance notes to the Permanent Stormwater Facility Agreement.
Noted, site-specific operation and maintenance notes to the permanent stormwater facility agreement will be provided prior to Final DRC.

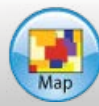
If you have any questions or comments during your review, please do not hesitate to contact me at (757) 814-0824 or cblaney@wardedwards.com.

Sincerely,

Ward Edwards Engineering



Conor Blaney, PE
Project Manager



B. The development regulations for properties within each of the Zoning Districts are described in this Section. When two or more parcels in different Zoning Districts are aggregated into one parcel, the new, consolidated parcel will be designated into one Zoning District. When parcels are combined, the greatest percentage of a designated Zoning District covering the assembled parcels shall apply to the new, consolidated parcel. All properties shall be regulated by one Zoning District; a parcel cannot be regulated by two or more Zoning Districts.

5.15.4 Urban Standards

A. The Urban Standards establish the physical and functional relationships between buildings. The standards set forth rules related to building placement (build-to zones, setbacks, lot width, street frontage), building type, uses, and height. There are permitted building types designated for each of the Zoning Districts. Detailed descriptions of these types are can be found in this Section, but it is ultimately the responsibility of the UDO Administrator to determine building-type appropriateness on a case-by-case basis. All new buildings in the Old Town Bluffton Historic District must meet the criteria of a designated building type outlined in this Section, and therefore must follow the prescribed Urban Standards set forth for that type, within the respective Zoning Districts. The Urban Standards contain regulations for properties in the Old Town Bluffton Historic District, based upon the following Zoning Districts:

1. Neighborhood Core Historic District (NC-HD);
2. Neighborhood Center Historic District (NCE-HD);
3. Neighborhood General Historic District (NG-HD);
4. Neighborhood Conservation Historic District (NCV-HD); and
5. Riverfront Edge Historic District (RV-HD).

5.15.5 General Standards

The existing or proposed building type shall determine the applicable lot standards. The maximum building footprint and building size for an Additional Building Type shall not exceed the largest building footprint and building size permitted for other building types permitted within the same zoning district. Building types shall only be permitted as listed in the applicable District. The maximum allowed density is based on the dimensional characteristics established for each building type in combination with other site characteristics that may limit the amount of land able to accommodate density. These other site characteristics include, but are not limited to, lot configuration, right-of-way, easements, protected natural resources, open space, topography, and parking.

Introduction 1

Administration 2

Application Process 3

Zoning Districts 4

Design Standards 5

Sustainable Development Incentives 6

Nonconformities 7

Penalties & Enforcement 8

Definitions & Interpretation 9





B. Neighborhood Center Historic District (NCE-HD)



The red lines indicate the locations of required shopfront buildings (Main Street Building, Commercial Cottage, or Live-Work Sideyard). In addition to store-front buildings, civic structures are allowed within these areas.



NCE-HD Regulating Plan



NCE-HD Precedent Imagery

Neighborhood Center-HD Building Type Requirements:

	Front Build-to Zone	Lot Width	Frontage Requirement	Rear Setback (from rear property line)	Side Setback (from side property lines)	Height (in stories)
Main Street Building	10'-25'	50'-80'	75% - 90%	25'	8'	2-2.5
Commercial Cottage	5'-20'	50'-60'	50% - 70%	25'	8'	1-1.5
Live-Work Sideyard	0'-5'	50'-60'	40% - 75%	25'	5'	1.5-2.5
Duplex	10'-20'	55'-70'	N/A	25'	8'	1.5-2.5
Triplex		70'-100'				
Mansion Apartment House	10'-20'	60'-80'	N/A	25'	10'	2-2.5
Carriage House	One Carriage House may be built per primary structure and may have a maximum footprint of 800 sq. ft. Carriage Houses must be located behind the primary structure. See 5.15.8.F for a full description of this type.			5'	5'	1-2
Cottage	5'-15'	50'-60'	N/A	25'	5'	1-1.5
Village House	5'-15'	50'-60'	N/A	25'	5'	2-2.5
Sideyard House	5'-10'	50'-65'	N/A	25'	8'	2-2.5
Vernacular House	10'-20'	60'-80'	N/A	25'	10'	1.5
Civic Building	5'-25'	N/A	N/A	N/A	5'	2
Additional Building Types						
As approved by the UDO Administrator or Board/Commission with approval authority in accordance with Article 2 of this Ordinance, additional building types may be allowed in the Neighborhood Center-HD zoning district. Building types not specifically listed shall be regulated by the following general requirements:						
	10'-25'	50'-100'	to be determined by UDO Admin.	25'	8'	1-2.5





N. Civic Building

1. Civic buildings contain uses of special public importance. Civic buildings include, but are not limited to, municipal buildings, churches, libraries, schools, recreation facilities, and places of assembly. Civic buildings do not include retail buildings, residential buildings, or privately owned office buildings. Civic buildings should be monumental and should help to enhance the public realm, rather than take away from it. The buildings should evoke a civic character and be carefully designed to reflect the architectural character of Bluffton and the Lowcountry. The design of civic buildings shall be subject to review and approval by the UDO Administrator and the Historic Preservation Commission.
2. Civic buildings are reviewed on a case-by case basis. Although intended uses will be a significant determinant of form, there are several common design principals inherent to civic buildings. These principals affect their relationship to private buildings and to their setting as a whole.
3. Placement
 - a. Civic buildings should be oriented toward the public realm (streets, squares and plazas) in a very deliberate way.
 - b. Placement of buildings and primary architectural elements at the termination of public vistas can provide an appropriate level of visual importance.
 - c. Building entrances should always take access from the most prominent façade(s). Avoid entrances that take access from the rear or are visually concealed.
 - d. Placement of civic buildings, depending upon program and site, can often benefit from being set back from the adjacent build-to lines of private development. This allows the scale of the building to have more visual emphasis and can create a public space in the foreground. The amount of this setback should be carefully determined based on the urban design objectives of the particular site.
 - e. The primary massing of civic buildings should be symmetrical in form. The appearance of a balanced design increases the level of formality which is appropriate to the public use.
 - f. Massing of civic buildings, although often larger as a whole, should be divided into visually distinct sections. Massing divisions should provide visual order to the building and create vertical proportions within individual elements.
4. Scale/Height
 - a. The scale of civic buildings should be larger than corresponding buildings in order to be more prominent and visible across greater distances.
 - b. Floor-to-ceiling heights and architectural details should be proportionately larger than those of private buildings that exist or are anticipated within adjacent blocks.

CORE ●
CENTER ●
GENERAL ●
CONSERVE
RIVER EDGE

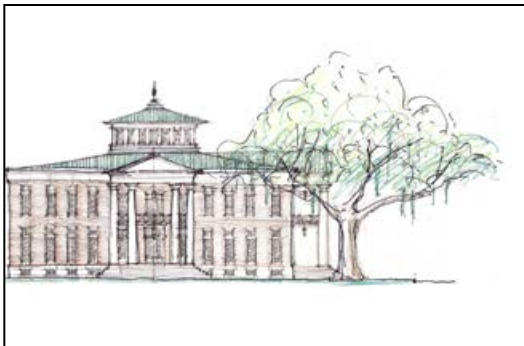
- Introduction 1
- Administration 2
- Application Process 3
- Zoning Districts 4
- Design Standards 5
- Sustainable Development Incentives 6
- Nonconformities 7
- Penalties & Enforcement 8
- Definitions & Interpretation 9



- c. Prominent roof forms and additive elements such as cupolas can visually extend the height of the building.
5. Materials/Details
- a. It is of great importance that civic buildings be made of durable, high quality materials. The use of long-lasting materials is an expression of confidence in the future of the Town.
 - b. Civic buildings should be made of masonry, including brick, stone, and cast concrete. In some cases wood construction is appropriate and should be executed with the highest quality framing and cladding materials. Stucco should be avoided as a material that lacks scale and texture. If used, stucco should be traditional, have integral pigment, and be scored to define human-scaled dimensions on the façade.
 - c. Building details should be designed at two scales. At the larger scale, details should be robust to read from a distance. Closer to the building, the details of the lower levels should have another measure of refinement that can only be seen at the up-close, pedestrian scale.

Civic Building Precedent Imagery.

The following are examples of civic buildings which demonstrate the general architectural and urban character intended by these standards.



*Precedent images are for illustrative purposes only, with no regulatory effect. They are provided as examples, and shall not imply that every element in the photograph is permitted.



MEMORANDUM

TO: PLANNING COMMISSION
 FROM: KEVIN ICARD, DIRECTOR OF GROWTH MANAGEMENT
 RE: WORKSHOP — COMPREHENSIVE PLAN UPDATE (BLUEPRINT BLUFFTON)
 DATE: JUNE 22, 2022

“Blueprint Bluffton,” the Town’s Comprehensive Plan 10-year update, is entering its final stage – the review process of the draft plan, including recommendations. The State-required plan will guide Bluffton’s next decade of growth and help to prioritize projects and allocate resources. A link to the draft plan is provided in the Planning Commission agenda.

Per the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, it is the responsibility of local Planning Commissions to develop, maintain, and re-evaluate plan elements that are “critical, necessary, and desirable” to guide development and re-development. The nine required elements include: population, economic development, natural resources, cultural resources, community facilities, housing, land use, transportation, priority investment, and resiliency. For each element, the Plan must include an inventory of related conditions, a statement of needs and goals, as well as implementation strategies with related time frames and identification potential partners.

Blueprint Bluffton was developed with the assistance of a consulting team led by MKSK, who was selected by the Town in competitive process. Sub-consultants include Thomas & Hutton, Kimley-Horn, and Sottile & Sottile. An 18-member Steering Committee convened, virtually, in March 2021 to initiate and guide the process. Consisting of community representatives from a variety of backgrounds, this group met twice more over the course of a year. Twelve stakeholder groups were also established to obtain feedback for specific roundtable discussions, including but not limited to Quality of Life, Affordable Housing, Environment, Old Town, and Regional Concerns. The dedicated work of these individuals, as well as responses to community surveys that were received from more than 500 participants, contributed to the development of the draft plan.

The consulting team will provide an overview of each element and the related recommendations. Using a workshop approach, the Planning Commission is encouraged to comment and ask questions of the consultant and Town staff. The public is also invited to participate in the discussion. Should revisions to the plan be requested, they will be incorporated into a final draft plan, which is scheduled to be heard by the Planning Commission

on July 27. That meeting will include a public hearing. The Commission will also vote on a recommendation to Town Council.

Town Council will hold a first reading on Blueprint Bluffton on August 9. A second reading/final reading and public hearing is scheduled for September 13. If Blueprint Bluffton is approved on September 13, it will be in effect that day.



BLUEPRINT bluffton



COMPREHENSIVE PLAN

June 16, 2022 | **DRAFT 3.0**

Acknowledgments

Thank you to all those community members and stakeholders who participated in the Blueprint Bluffton process. We would also like to specifically thank the following individuals for their guidance and direction throughout the planning process.

Mayor & Town Council

- Lisa Sulka, *Mayor*
- Bridgette Frazier
- Fred Hamilton
- Larry Toomer, *Mayor Pro-Tempore*
- Dan Wood

Town Staff

- Stephen Steese, *Town Manager*
- Heather Colin, *Assistant Town Manager - Planning and Projects*
- Kevin Icard, *Director of Growth Management*
- Charlotte Moore, *Principal Planner*
- Kimberley Washok-Jones, *Director of Projects & Watershed Resilience*

Steering Committee

- Sharon Brown
- Emily Burden
- Josh Cooke
- Rich Delcore
- Eric Esquivel
- Frank Gadson
- Kimberly Hall
- Terry Hancock
- Dan Keefer
- Harry Lutz
- Emmet McCracken
- Dennis Nielsen
- Nate Pringle
- Sarah Reed
- Corrine Reeves
- Scott Schroeder
- Haley Sulka
- Josh Tiller

Consultant Team

MKSK

Kimley»»Horn

Expect More. Experience Better.

Sottile & Sottile

CIVIC ARCHITECTURE

THOMAS & HUTTON

Contents

Chapter 1	Executive Summary	6
Chapter 2	Introduction	8
Chapter 3	Process	14
Chapter 4	Recommendations	22
Section 1	Cultural Resources	26
Section 2	People	48
Section 3	Economy	60
Section 4	Resiliency	74
Section 5	Housing	92
Section 6	Natural Resources	106
Section 7	Land Use	118
Section 8	Transportation	146
Section 9	Community Facilities	158
Section 10	Priority Investments	166

Letter from the Mayor





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Lisa Sulka, Mayor

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NOTE: To be updated by Town

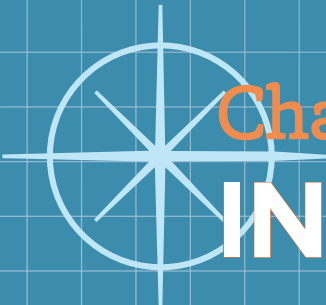
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Lisa Sulka, Mayor
Town of Bluffton

EXECUTIVE

NOTE: To be added after final review / edit integration.

SUMMARY



Chapter 1
INTRODUCTION

About this Plan

WHAT IS A COMPREHENSIVE PLAN?

The Blueprint Bluffton Comprehensive Plan serves as the vision for the Town of Bluffton and its partners in successfully guiding future development and improvements to preserve the Town’s Lowcountry character and improve the quality of life. The plan provides an assessment of the current state of the Town, evaluates opportunities for public infrastructure investments and private development, and provides a roadmap for future decision making.

Comprehensive plans are recommended for adoption by Planning Commission and adopted by Town Council. The Comprehensive Plan will guide planning and policy decision making over the next ten years. It will serve as a foundational document for other regulatory tools used by the Town, such as the zoning code, subdivision regulations, and area plans.

Blueprint Bluffton is intended to be used by Town staff, Planning Commission, and Town Council on a regular basis to shape short- and long-term decision and policy making. It also serves as a reference for residents, community organizations, local businesses, non-profit organizations, other jurisdictions, and developers. These community members and groups can use the plan as a tool to discuss collaboration, to reduce redundancy in community services, to encourage interjurisdictional cooperation, and to shape development proposals.

Per the 1994 State Comprehensive Planning Act (SC Code Title 6, Chapter 29), the State of South Carolina mandates that municipalities audit their comprehensive plan every five years and update it every ten years to ensure it accurately reflects the community’s values. In accordance with the State Comprehensive Planning Act, Blueprint Bluffton addresses the existing conditions, community needs, goals, and recommendations for the following required plan elements:

- Cultural Resources
- People
- Economy
- Resiliency
- Housing
- Natural Resources
- Land Use
- Transportation
- Community Facilities
- Priority Investment

PLAN ALIGNMENT

In addition to being aligned with the 1994 State Comprehensive Planning Act, this document is aligned with relevant local and regional plans and expansive policies. In April 2022, Town Council adopted the Fiscal Years 2023 – 2024 Town of Bluffton Strategic Plan, which outlines seven key focus areas:

- Affordable and/or workforce housing;
- Community quality of life;
- Economic growth;
- Fiscal sustainability;
- Infrastructure;
- May River and surrounding rivers and watersheds; and
- Town organization.

Whereas the Comprehensive Plan is a broad policy document for the Bluffton community that is updated every ten years, the Strategic Plan is a short-term vision document directly related to the Town and its functions. The Strategic Plan includes distinct objectives and actions that address each of these focus areas within the Recommendations chapter (see p. 22). Additionally, the Town Strategic Plan identifies desired outcomes or actions over the next couple years:

Growth Management:

- Comprehensive Plan Update (Blueprint Bluffton)
- Old Town Master Plan Update
- Neighborhood Plan Updates for Buck Island/ Simmonsville and Goethe-Shults

Watershed & Resilience

- May River Watershed Action Plan
- Green Alternatives
- Land Acquisition to Preserve Green Space & Reduce Density

Capital Improvement Program:

- Historic District Sewer Connections
- Squire Pope Carriage House Stabilization and Rehabilitation
- Bridge Street Streetscape
- Park Improvements

- » New Riverside Barn Park
- » Dubois Park
- » Field of Dreams
- » Oyster Factory Park
- Pedestrian Safety
 - » Sidewalks
 - » Lighting
 - » Crosswalks

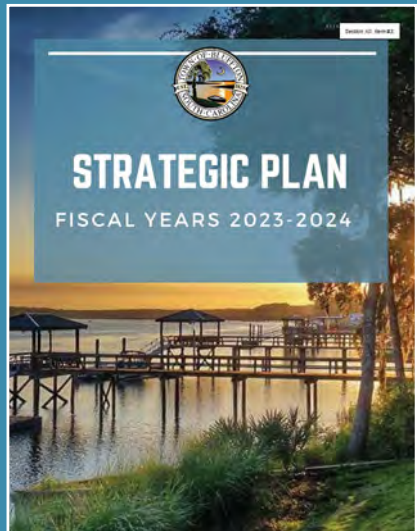
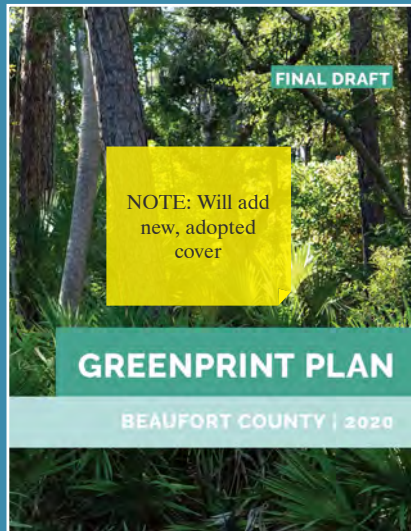
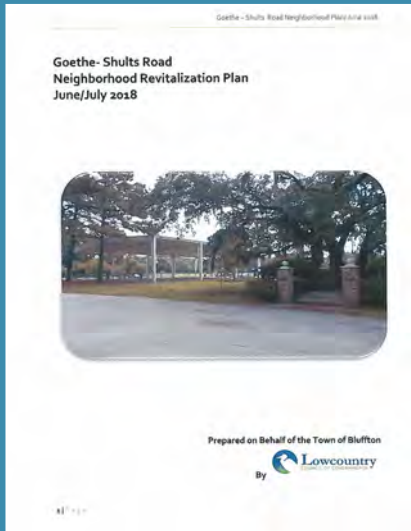
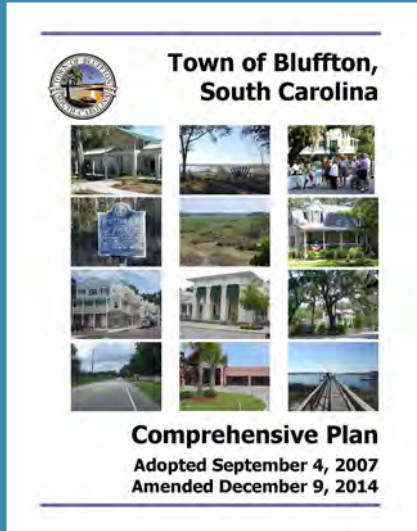
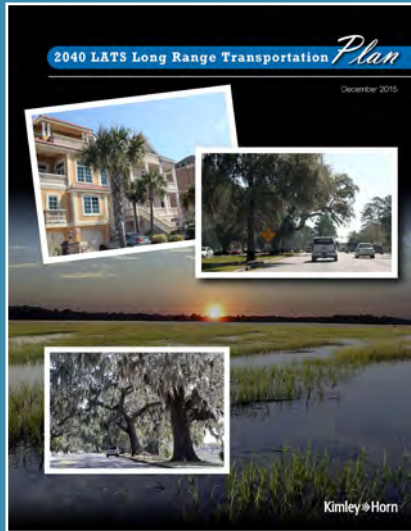
Many of these Strategic Plan outcomes are aligned with actions in the recommendations of this Comprehensive Plan. Agreement among Town leadership on these priorities will ensure that both of these plans lead to action.

Finally, the Planning Team also reviewed a number of past Town of Bluffton plans as well as other relevant regional plans at the beginning of this process. The plans reviewed included the following:

- State of Mind Charrette (2000)
- Old Town Master Plan (2006)
- SC 46 Corridor Management Plan (2006)
- Buckwalter Access Management Plan (2007)
- Comprehensive Plan (2007)
- Buck Island Simmonsville Neighborhood Plan (2009)
- Bluffton Parkway Access Management Plan (2013)
- Comprehensive Plan Audit (2014)
- 2040 Long Range Transportation Plan (2015)
- Southern Beaufort County Regional Plan (2015)
- Goethe-Shults Plan (2018)
- 2021 -2022 Town of Bluffton Strategic Plan (2020)
- Beaufort County Greenprint Plan (2021)
- May River Watershed Action Plan Update (2020)
- 2023 - 2024 Town of Bluffton Strategic Plan (2022)

Where applicable, the recommendations in this Comprehensive Plan reference complementary plans and programs, including those listed above.

Plans Reviewed



Planning Context

The Town of Bluffton has experienced continued growth and development over the past three decades. By planning strategically, the Town can anticipate growth rather than react to it. Comprehensive planning allows Bluffton to prioritize community needs, prudently allocate Town resources, guide private development, and generate revenue to support services and infrastructure needs while fulfilling the community's shared vision for the future.

Initially adopted by the Town in 2007, the Comprehensive Plan was last amended in 2014. Since the initial 2007 Comprehensive Plan, the Town of Bluffton has become one of the fastest growing communities in the state of South Carolina. Just one-square mile prior to the late 1980's, annexation has expanded the Town's boundaries to more than 54 square miles. The physical growth (see figure 1.2) presents challenges as Bluffton navigates its future while retaining its natural, historic and eclectic character as one of South Carolina's few remaining coastal villages.



Figure 1.1

Bluffton Population Growth Over Time

Source: US Census Bureau (2021)

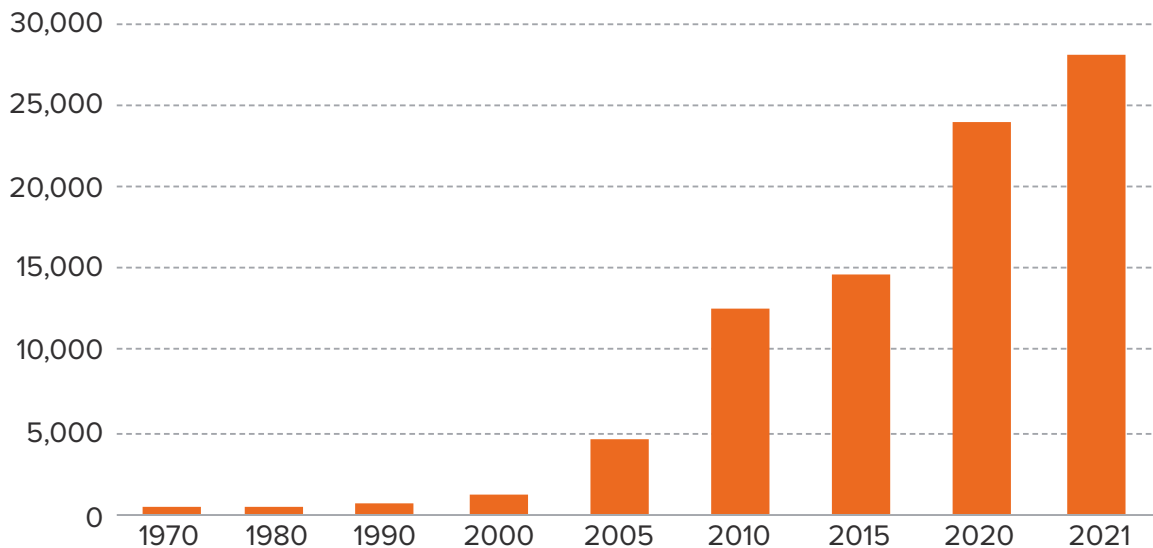
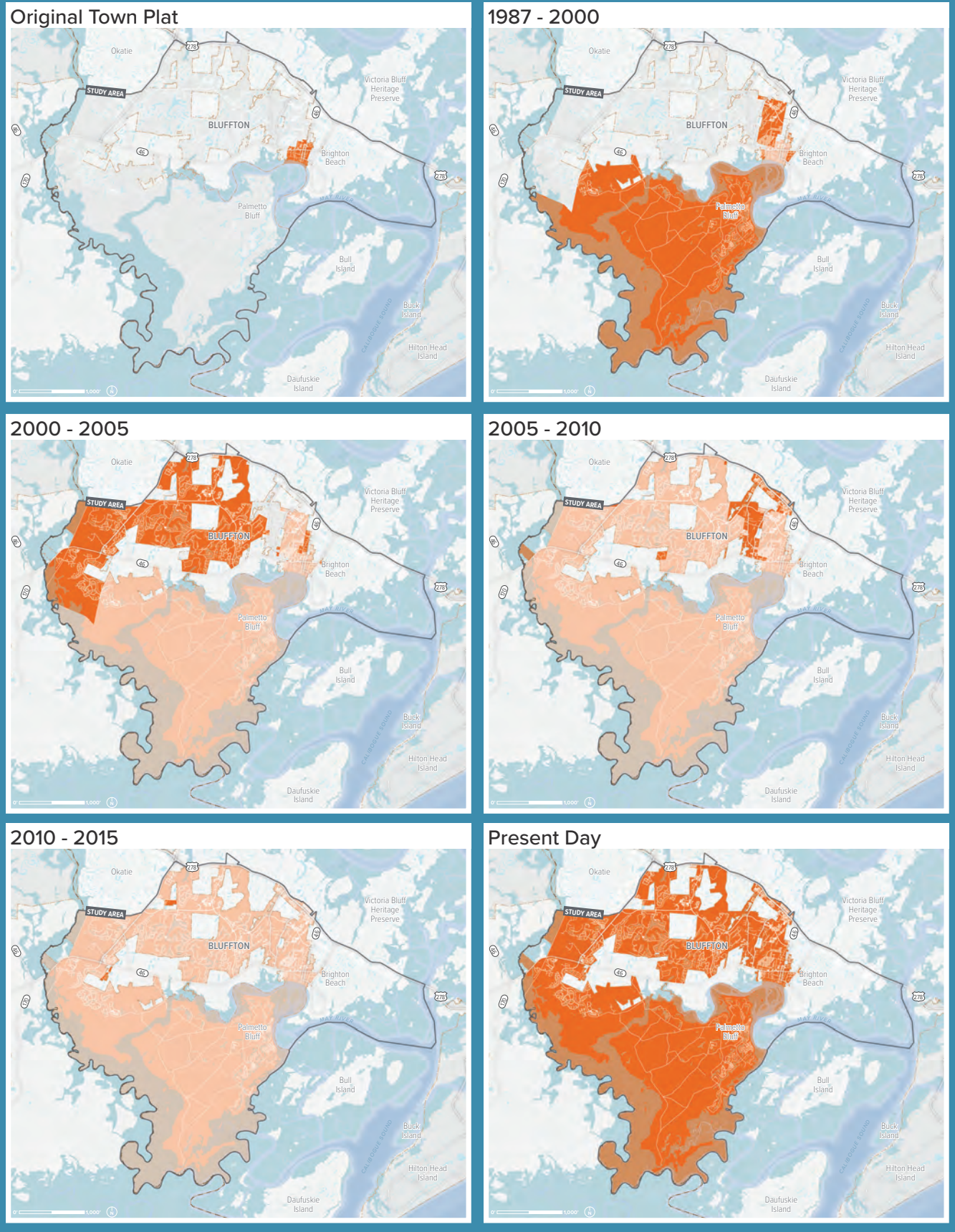
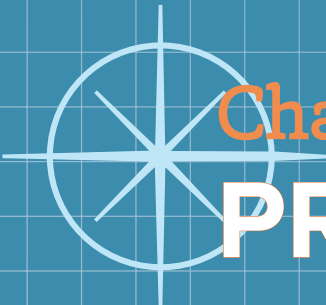


Figure 1.2
Bluffton Annexation over Time





Chapter 2
PROCESS

Project Approach

Under the direction of the Bluffton Department of Growth Management, a project team led by planning, urban design, and landscape architecture firm, MKSK, oversaw the planning process along with additional consulting teams from Thomas & Hutton (utilities, stormwater, and community facilities), Kimley-Horn (economic development and resiliency), and Sottile & Sottile (historic preservation and community character). The 14-month planning process was broken into six key tasks: 1) research & data review, 2) community outreach & engagement, 3) needs assessment, 4) visioning & policy direction, 5) plan refinement, and 6) plan preparation & publication. Throughout the project, Steering Committee meetings, stakeholder roundtables, public meetings, and surveys ensured many opportunities for public input. The needs assessment included an analysis of existing conditions and data, including demographics and trends, examination of previous plans, and GIS analysis and mapping. The plan combined these layers of analysis with the community engagement findings to craft unique recommendations that are visionary, attainable, and responsive to the current needs of the Bluffton community. The resulting plan is a user-friendly document that provides the Town of Bluffton with an updated vision for the community and an implementation strategy to pursue it.



Community Engagement

Community engagement is an essential part of the comprehensive planning process and the long-term success of the plan. Several methods of community outreach and engagement were utilized in this process to reach as many community members and stakeholders as possible. These methods are outlined to the right and included stakeholder roundtables, online surveys, and public meetings. Due to the COVID-19 pandemic, much of this engagement took place in a digital format, but a few in-person engagement opportunities took place in accordance with public health recommendations and guidelines. The following pages summarize the community engagement process and the input received. All of the public input was condensed into themes, which are summarized at the end of this section.

ENGAGEMENT APPROACH



Working Group

A team consisting of key Town staff/administration that served as a direct day-to-day contact point for the project team.



Steering Committee

A group formed to guide and advise the project team throughout the process.



Public Meetings

Three public meetings were held across the arc of the process to share the work progress and gather community feedback.



Stakeholder Roundtables

The project team conducted 12 stakeholder roundtables to hear from a variety of perspectives across the community.



Project Webpage & Social Media

A Blueprint Bluffton project webpage and social media were utilized to maximize the project's community input and outreach opportunities.



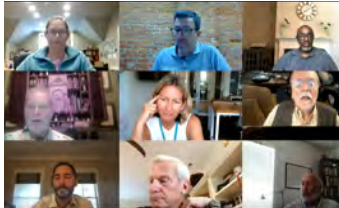
Mobile Meeting Kit

The project team created a mobile meeting kit for use at the Bluffton Farmers' Markets.

730+
People engaged in the Blueprint Bluffton process

534
Online survey responses

819
Community Workshop #2 video views



52
Community Roundtable attendees

18
Steering Committee members

90
Stakeholder Roundtable participants

STEERING COMMITTEE

An 18-person Steering Committee was formed to oversee and guide the planning process. The committee shared issues, ideas, and observations and provided feedback to ensure that the plan content reflected the values of stakeholders and the Bluffton community. The Steering Committee included representatives from Town staff, Town Council, boards & commissions, neighborhoods, businesses, community groups, institutions, and government agencies.

The Steering Committee met three times throughout the process at the following dates:

- **Meeting #1 – Kick-off & Introduction** | March 31, 2021, held digitally via Zoom
- **Meeting #2 – Community Feedback Review and Needs Assessment** | August 10, 2021, held in-person at The Rotary Community Center at Oscar Frazier Park
- **Meeting #3 – Visioning & Policy Direction** | February 9, 2022, held in-person at Town Hall



Steering Committee Meeting #1 Topic Prioritization Results



STAKEHOLDER ROUNDTABLES

Beginning on April 28, 2021, the Planning Team conducted a series of roundtable discussions with key stakeholders, who were divided into 12 topic-based groups. **More than 90 stakeholders** were interviewed during these roundtables, which are summarized below:

Affordable Housing

- Housing and rental prices are high in Bluffton and regionally.
- Affordable housing needs to address all housing types and provide lifecycle housing.

Transportation

- Better connectivity is needed across the community.
- Traffic is a growing issue, especially traffic to and from Hilton Head Island.
- Proactive roadway construction and improvement is needed.

Workforce & Economic Development

- Need to attract a qualified and trained workforce to meet the region’s job demands.
- Significant growth is occurring in logistics and warehouse jobs.
- Wage issues are prevalent in the service economy and among school district employees.

Jurisdictional Cooperation

- A number of regional plans and initiatives are taking place concurrently.
- Cooperation is needed for impact fees to keep pace with growth.

Quality of Life

- The Lowcountry quality of life and State of Mind is what attracts people to Bluffton.
- Community development (housing, education, health care, and infrastructure) need to catch up to the influx of new residents.
- People appreciate the area’s natural beauty—marshes, open spaces, etc.

Equity & Legacy residents

- Escalating land costs and low wages are a major issue—new residents think Bluffton is a “deal,” but the tourism economy is dependent on low-income jobs and those workers are increasingly unable to find affordable housing.
- There is a concern that legacy residents, native Blufftonians, and the Gullah Geechee people will not be able to stay in Bluffton.

Education

- Bluffton County schools will need more building space in the near future—by 2022 all schools are projected to be at 100% capacity.
- Availability of land in the right place is a big concern for meeting the education needs of the community.

- Post-secondary certificates are increasingly popular in the area, especially for welding, cybersecurity, and computer science.

Environment

- Pollution is a problem in the headwaters and is caused by failing septic systems.
- May River is polluted, which is a health issue and an environmental justice concern for the Gullah Geechee who depend on the river for their traditional foodways and way of life.
- People appreciate the area’s natural beauty, marshes, and open spaces, but are concerned that too much land is being cleared and developed.

Development Cost & Regulations

- There is a sense that there is not a lot of planning left to do because most of the land is built out or has development agreements.
- Developers are concerned about the stormwater regulations as it relates to land use and housing.

Community Concerns

- The community doesn’t want Bluffton to look like everywhere else.
- Concern that there’s a disconnect between Old Town and “New Bluffton.”
- Residents disprove of the removal of mature trees.
- New residents are not being introduced to the “Bluffton State of Mind.”

Old Town

- Parking is an issue in Old Town, which makes it difficult to enjoy the amenities and events in that area.
- There is a need to integrate Old Town with the rest of Bluffton.
- There is a need to allow for more contemporary details as well as historic.

Regional Concerns

- Hardeeville is rapidly developing, but their residents still use Bluffton amenities.
- Port activity and expansion will drive more regional growth.

History & Culture

- Gullah Geechee history is not understood or celebrated—they are a living culture that shaped this area.
- There is a desire for more public art and non-visual public art (e.g. performance art, music, poetry, etc.)

PUBLIC MEETINGS

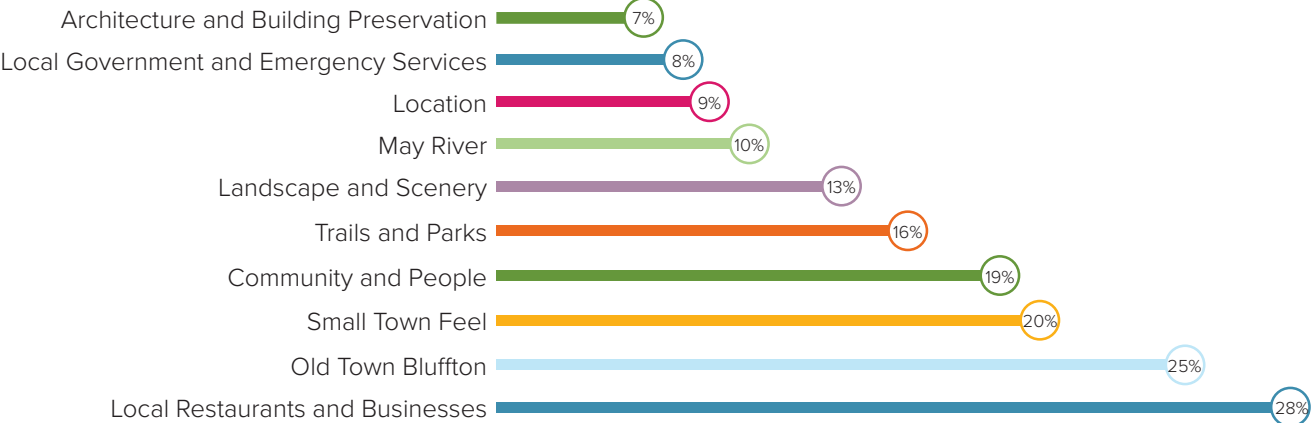
Two rounds of public meetings were held at critical points in the process. The first round included two meetings, called Community Roundtables, which were held via Zoom on May 25 and 26, 2021. These meetings included a presentation to introduce the planning process, followed by facilitated discussions with community members to understand Bluffton’s strengths, weaknesses, and opportunities. Fifty-two (52) people attended the first round of meetings. The meeting materials were also made available through the project webpage for those who couldn’t attend and an online survey was posted to provide further opportunities for feedback. The survey was available from May 26 to July 5, 2021. Two hundred thirty-two (232) people responded to the online survey.

The results of this survey can be found below. The percentages shown in the graphs below indicate the percentage of question respondents whose answer aligned with that theme. These percentages will not total 100% as respondents could mention more than one theme in their open-ended response.

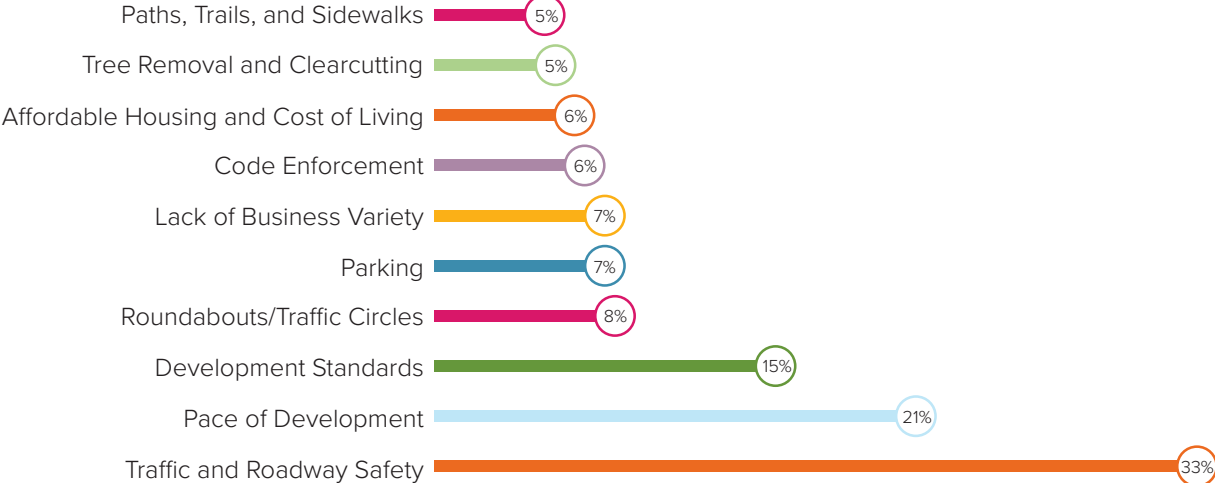
The second round of public meetings included a virtual public meeting that was held via Zoom and streamed via Facebook Live on the Town’s Facebook page. As of May 2022, that video had 819 views on Facebook. The purpose of this public meeting was to present the complete draft plan recommendations and provide opportunities for input. A follow-up online and paper survey was created following the meeting so that the community could continue to provide feedback.

Community Roundtable and Online Survey Results

What are Bluffton’s strengths? What is working well?



What are Bluffton’s weaknesses? What can be improved?



COMMUNITY ENGAGEMENT THEMES

After the first phase of community engagement, which included the first Steering Committee meeting, stakeholder roundtables, online surveys, and the first public meeting, the Planning Team summarized the initial input into nine themes. These themes guided the development of the plan recommendations. The nine themes are summarized below:



Develop diverse and affordable housing options that meet the needs of people throughout all life stages. The community expressed the need for affordable housing options and housing that caters to people of different ages, family structures, and needs.



The May River and surrounding marshes should be protected at all cost. The May River is a key piece of the resiliency puzzle for Bluffton. It is also critical for the traditional foodways and way of life of the Gullah Geechee Nation and other Blufftonians.



Regional and interjurisdictional cooperation is essential for Bluffton's future. While Bluffton is rapidly growing, so are its neighbors, which creates pressures on the region's resources and amenities. Cooperation and collaboration are necessary to plan for sustainable regional growth.



Old Town is the heart of Bluffton, but it still requires some improvement. Old Town's regulatory framework needs some reform to encourage appropriately scaled and designed redevelopment and infill development. Better physical connections are also needed between Old Town and the rest of the community.



The community is currently disconnected. There is an obvious disconnect between Old Town and the rest of the community. The prevalence of PUDs in Bluffton creates connectivity and mobility challenges due to private roadways.



Bluffton's unique culture and arts community should be a focal point. The community expressed a desire for more public art, including non-visual arts like performance art, music, and poetry. Bluffton's history should continue to be fully understood and celebrated, especially through the living history of the Gullah Geechee Nation.



Community development needs to catch up to the recent growth of Bluffton. Essential community attributes, including diverse housing, school facilities, health care facilities, and infrastructure need attention to ensure quality services and amenities for all Bluffton residents.



Bluffton's natural beauty should be preserved and expanded. Community members and visitors appreciate the area's natural beauty—marshes, trees, parks, and green spaces—and wish to see these features preserved and more parks and green spaces created.



Bluffton could have a more diversified economy to ensure fiscal sustainability. Today, Bluffton's economy is highly dependent on tourism. To foster a more sustainable economic position, Bluffton should focus on encouraging local entrepreneurship, especially among minority populations that have historically been excluded from wealth building.



Chapter 3
RECOMMENDATIONS

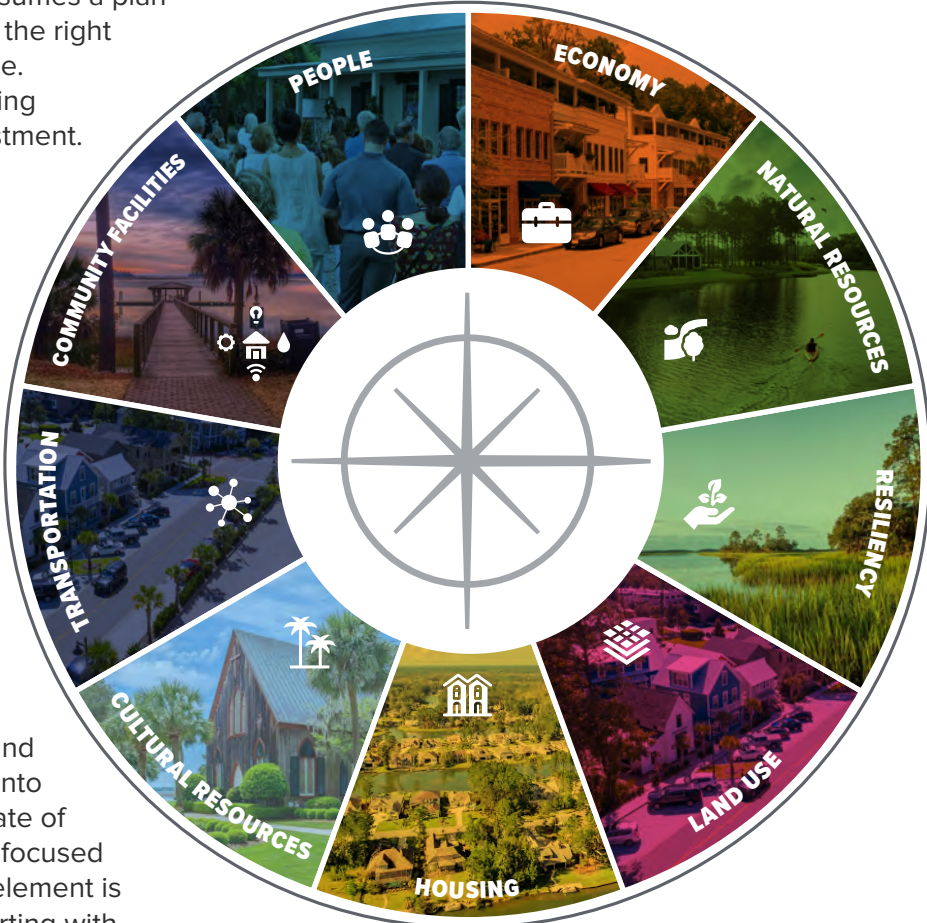
Plan Framework

WHY A BLUEPRINT?

A blueprint represents a vision. It assumes a plan of action that, taken together and in the right sequence, lead to a desired outcome. Similarly, effective community planning requires coordinated action or investment. These steps are incremental, but collectively drive the Town in the direction desired by the community.

Through Blueprint Bluffton, the community has come together to develop its plan for growth, investment, and stewardship. The plan represents Bluffton's values and the community's ideas to improve the qualities life, place, and opportunity.

This section presents the Action Agenda for Blueprint Bluffton. A collection of projects, policies, and programs that, collectively, will help the Town build a more prosperous and inclusive future. The plan is broken into nine elements as directed by the State of South Carolina, with a tenth section focused on plan implementation. Each plan element is presented in a consistent format starting with the topic goal, key findings, and the relevant recommendations.



AN IMPORTANT MOMENT-IN-TIME

Change is happening fast around the Lowcountry. Whether it is the building associated with population growth, investment related to the expanding economic activity, or the growing uncertainty related to climate change, Bluffton sits in the heart of a dynamic, fast-moving, fast-changing region. Adding to this growth and change, the Blueprint Bluffton planning process straddled the COVID-19 pandemic and related economic shutdowns, debatably the most disruptive world event since the second World War. Now is the perfect time to prepare and plan. The Blueprint Bluffton process is a chance for Bluffton to pause, reflect on the last decade of change, and consider priorities for the next ten years. The work involved hundreds of residents, stakeholders, and community leaders and included robust technical review and analysis. Collectively, the process was an attempt to better understand the Town’s contemporary position and make a strong statement about priorities and direction.

PLAN ORGANIZATION

The Blueprint Bluffton planning process was designed to engage community members in a thoughtful discussion about the Town’s future. Working from broad aspirations to specific outcomes, the Planning Team and Steering Committee developed a series of statements to better structure and arrange the plan. This was a process of discovery and iteration.

As presented in the previous chapter, the community engagement themes drive the priorities of the plan. These nine, encompassing statements (p. 21 for reference) cover the broad areas of interest expressed by residents and stakeholders. They are reflected throughout the plan in goal statements, wording of objectives, or through specific action items lifted up through the process. To further organize the plan there are three levels of focus:

Goals

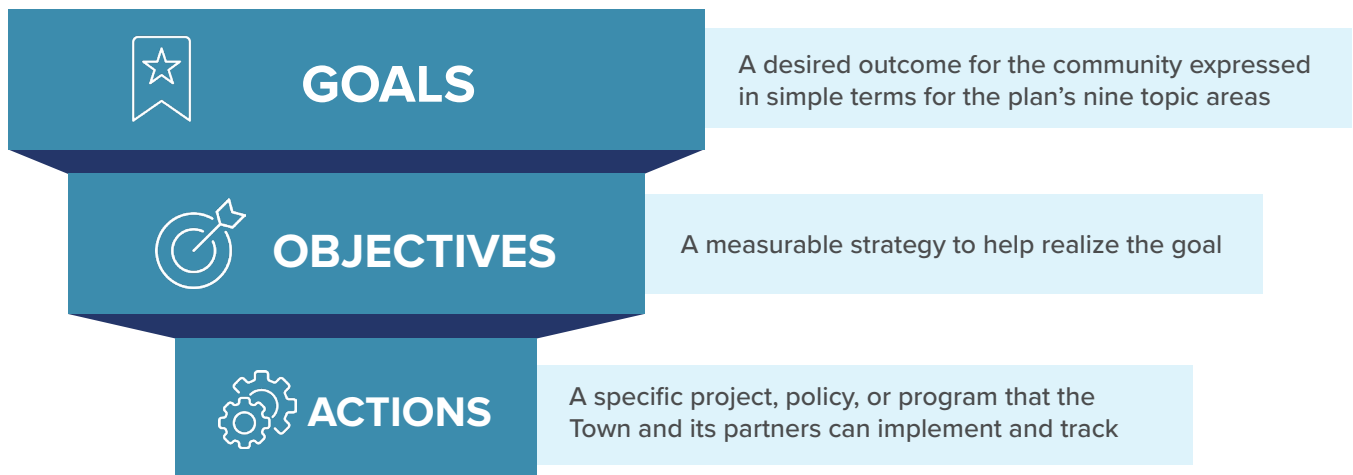
There are nine topical goals in the Blueprint Bluffton Comprehensive Plan. These relate to the nine topics required by the State of South Carolina. Goals are desired outcomes expressed in simple terms.

Objectives

There are several dozen objective statements in the plan. These are quantifiable elaborations on the goal statement that set aspirational target for the community work.


Actions

Actions are the most specific statements in the plan. They are projects, policies, and/or programs selected for their ability to help move Bluffton toward achieving its objectives and overall goals.



PLAN OVERVIEW


Each of the nine chapters of the plan includes an overview of relevant conditions and trends and topical recommendations. These are organized by chapter objectives. For a quick view of each chapter or to jump to a topic of interest, review the summary below.



CELEBRATE BLUFFTON'S PEOPLE AND CULTURE

OBJECTIVES P. 26

- C1. Preserve and Tell the Story of Bluffton's History
- C2. Promote Arts and Culture in Bluffton
- C3. Continue to Focus on Old Town as the Heart of Bluffton
- C4. Cultivate the Bluffton 'State of Mind' Throughout the Community



CREATE A MORE RESILIENT FUTURE FOR ALL

OBJECTIVES P. 74

- R1. Mitigate and Adapt to a Changing Climate
- R2. Protect and Improve Water Resources & Quality
- R3. Conserve Sensitive Ecological Resources and Natural Habitats
- R4. Promote Renewable Energy Sources to Power Bluffton



ENVISION A MORE BALANCED BLUFFTON

OBJECTIVES P. 118

- L1. Improve the Town's Regulatory Development Framework
- L2. Identify Areas for Additional Development or Redevelopment to Better Meet Community Needs
- L3. Continue to Foster Inter-Jurisdictional and Regional Relationships


FUTURE LAND USE & DEVELOPMENT PRINCIPLES



SERVE THE NEEDS OF A DIVERSE POPULATION

OBJECTIVES P. 48

- P1. Coordinate the Provision of Human and Social Services Within the Community
- P2. Support Diversity, Equity, and Inclusion in All Town Functions
- P3. Continue to Provide High-Quality Community Programming



DIVERSIFY HOUSING OPTIONS

OBJECTIVES P. 92


- H1. Add Affordable and Workforce Housing in Bluffton
- H2. Expand the Availability of Housing Types to Become a Lifecycle Community
- H3. Protect Existing Naturally Occurring Affordable Housing (NOAH)



CONNECT RESIDENTS WITH DESTINATIONS

OBJECTIVES P.146

- T1. Expand the integrated active transportation network of sidewalks, multi-use paths, and on-street bicycle connections
- T2. Expand Public & Water Transportation
- T3. Manage Parking and Access Management
- T4. Influence Regional Transportation Systems
- T5. Expand Priority Connections



CULTIVATE A STRONG LOCAL ECONOMY

OBJECTIVES P. 60

- E1. Spur Local Entrepreneurship and Innovation
- E2. Attract New Businesses and Employers to Bluffton
- E3. Diversify the Town's Tax Base
- E4. Improve Workforce Development to Attract and Retain Employees
- E5. Continue to Promote Tourism & Hospitality in Bluffton



PROVIDE ACCESS TO HIGH-QUALITY NATURAL RESOURCES

OBJECTIVES P. 106

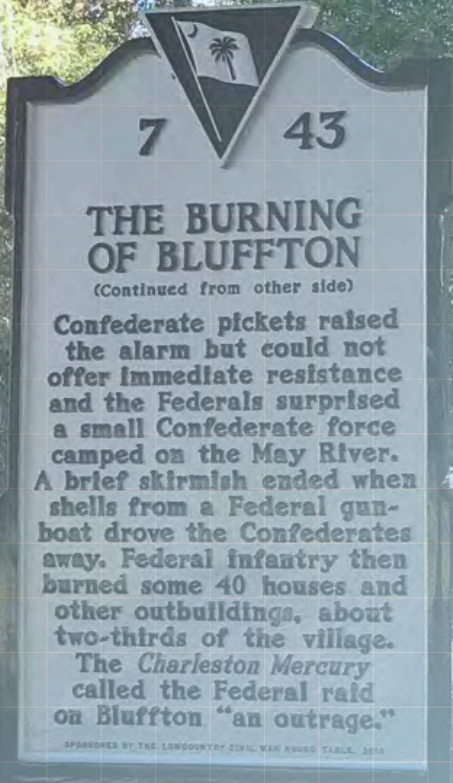
- N1. Increase the Amount of and Access to Public Parks and Green Space
- N2. Improve Existing Recreation Facilities
- N3. Increase Public Water Access.
- N4. Continue to Conserve Open Space and Ecologically Sensitive Natural Areas



UNITE THE COMMUNITY THROUGH SHARED FACILITIES

OBJECTIVES P. 158

- F1. Maintain Enabling Utilities & Infrastructure
- F2. Reduce Solid Waste & Litter



7 43

THE BURNING OF BLUFFTON

(Continued from other side)

Confederate pickets raised the alarm but could not offer immediate resistance and the Federals surprised a small Confederate force camped on the May River. A brief skirmish ended when shells from a Federal gunboat drove the Confederates away. Federal infantry then burned some 40 houses and other outbuildings, about two-thirds of the village. The *Charleston Mercury* called the Federal raid on Bluffton "an outrage."

SPONSORED BY THE LONGCOUNTRY CIVIL WAR AVENUE TABLE, 2014



Section 1

Cultural Resources

Goal: Celebrate Bluffton's People and History

The Town of Bluffton is the “Heart of the Lowcountry.” This motto succinctly captures Bluffton’s location between Savannah, Hilton Head Island and Beaufort, as well as its quintessential Lowcountry character that is evident in its historical development and its culture. Old Town Bluffton is the heart of Bluffton. Comprised of narrow tree-canopied streets, historic buildings, parks, shops, restaurants, and adjacent to the May River, Old Town is also home to popular events, including the annual May Fest and Christmas parade.

In recent years, former timberlands have become housing developments and commercial centers. The divide between old and new is tangible, but as with any community, Bluffton is a Town of many eras. As we look to the future, what do want our next decade to look like?

The initial community engagement survey for Blueprint Bluffton helps to answer this question. Of the nearly 300 responses, the following words used frequently to describe the most-favored things about Bluffton: people, friendly, small Town, historic, Old Town, natural, beauty, May River, trees, and parks. These words suggest the way forward should be based on a foundation of what makes Bluffton unique—it’s authentic character.

This chapter highlights Bluffton’s historic and culture resources, those things that make Bluffton a special place. The past provides a foundation for the future. Examining it helps us as a community to understand our successes, opportunities that were missed and areas of growth that have deviated from what locals call the Bluffton ‘State of Mind.’ The ‘State of Mind’ is a characterization of the way in life of Bluffton before land annexations began and population grew. As we look to the future, emphasis should be placed on creating new development, re-development, and meaningful Town planning and place-making that are genuine and respectful of our history and culture, and that are also guided by it.

BLUFFTON'S HISTORICAL DEVELOPMENT

Settlement Era (1663 - 1815)

In 1663, King Charles II granted the Province of Carolina to eight Lords Proprietors who offered land grants for English settlers who agreed to settle in the new Colony. One year after securing the Charter, the Lords Proprietors established three counties in the Colony, including Craven County, the southernmost county in the colony which extended below the Cape Fear River and included present-day Georgia and northern Florida; however, no English settled there. By 1700, the Colony had over 6,600 English settlers, and in 1712, the Colony was split into North and South Carolina.

During this time, the Yamasee, who had migrated from Spanish Florida to South Carolina, had established ten Towns with an estimated 1,200 inhabitants in what was considered "Indian Lands." On Good Friday, April 15, 1715, the Yamasee War broke out when a colonial delegation from Charleston was brutally tortured and murdered by the Yamasee at Pocotaligo in present-day Beaufort County, an assault that led South Carolina Governor Charles Craven (1682-1754) to personally lead the militia including 600 troops from South Carolina, 400 enslaved blacks, 170 Native American allies, and 300 troops from neighboring North Carolina and Virginia in attacks against the Yamasee. The conflict eventually resulted in the defeated Yamasee returning to Spanish Florida after only 30 years in South Carolina. On November 14, 1718, the Lords Proprietors carved an area in Granville County from the May River northward to the present-day Broad River into four new baronies of 12,000 acres each, including the Devil's Elbow Barony, which was granted to Sir John Colleton, grandson of Sir John Colleton, one of the original proprietors on December 5, 1718. The Devil's Elbow Barony, bounded by the May River on the south and the Okatee River on the north, had the advantage of being sited on the deepest natural channel south of Norfolk, Virginia. The Colleton family planted indigo, which Sir John Colleton's was among the indigo certified in 1762 to be "equal in quality to the French." Following Colleton's death in 1777, during the time of the Revolutionary War, sea island cotton had replaced indigo production and approximately 6,200 acres were sold with additional tracts divided and sold by Colleton's daughter and sole heir, Louisa Carolina Colleton Graves.



Antebellum Resort Era (1815 - 1860)

Benjamin Walls purchased a 680-acre tract on the northern bank of the May River in St. Luke’s Parish within the Beaufort District from Colleton which included most, if not all of present-day Bluffton. By the early 1800s, Bluffton was a tiny hamlet known as “May River” and the first homes constructed were summer resort cottages for area plantation owners seeking high ground and cool river breezes as an escape from the unhealthy conditions present on Lowcountry rice and cotton plantations during the summer months. On September 25, 1828, the last parcel of Colleton’s Devil’s Elbow Barony was sold at auction to James B. Kirk, a local planter. Consisting of 946 acres, the “Hunting Island Plantation” was situated directly east and adjacent to the community of May River, which occasionally was known as “Kirk’s Bluff.”

By the 1830s, Bluffton’s original one-square mile layout was surveyed, and streets were laid out. Calhoun Street, which ran along a north-south axis from present-day May River Road to the May River eventually became the commercial and social center of Bluffton. During the next three decades, Bluffton developed into a retreat for nearby planters including John J. Cole, owner of a plantation about ten miles away and whose father-in-law owned Moreland Plantation in present-day Palmetto Bluff, built his house in 1841 on the northwest corner of Bridge and Boundary streets. Across Boundary Street, James L. Pope had constructed his house, a two-story wood frame house on eight-foot-tall brick piers around 1835. Nearby on Calhoun Street, Squire William Pope, owner of Coggins Point Plantation on Hilton Head Island, built a summer home directly on the Bluff overlooking the May River. Pope later donated a parcel of land across Calhoun Street from his home on which the Church of the Cross was constructed in 1857. Nearby on Boundary Street, the Bluffton Methodist Church was built in 1853; it was subsequently sold in 1874 to nine freedman who were previously enslaved by members of the congregation who formed the Campbell A.M.E. Chapel.

A United States Post Office was first established at May River, Beaufort County on May 21, 1839, but by the early 1840s, Robert Barnwell Rhett,

a member of the House of Representatives from South Carolina, had brokered a deal with residents to change the name of the village to “Bluffton” after the tall bluffs on the May River on which the village sits and as a compromise between the Kirk and Pope families, each of whom thought it should be named for them. A reference to “Bluffton” first appeared in the Charleston Daily Courier in July 1843 in an advertisement for boat excursions to Beaufort, Bay Point, Hilton Head, and Bluffton from Charleston. Rhett was also a staunch critic of the Tariff of 1842, which substantially raised the import tax on foreign goods in an effort to protect northern manufacturers from European competition. Southern planters, who heavily relied on international markets for their products, namely cotton, were enraged that the Tariff benefitted northern industrialists at their expense. Besides the Tariff, the United States Congress was also debating the Annexation of Texas, which the South wanted admitted as a slave state, which the North opposed.

The aftermath of the passage of the Tariff of 1842 and the on-going debate over the annexation of Texas as a free state led to a political rally held in Bluffton on July 31, 1844 under the “Secession Oak” led by Rhett who argued that the only hope for the South was for the nullification of the Tariff or secession of South Carolina from the Union. The resulting Bluffton Movement, which raised some political furor against the Tariff and abolitionism, was over by October but is widely held to be the beginnings of the movement which ultimately led to the secession of South Carolina on December 20, 1860.

The Town of Bluffton, officially incorporated by an Act of the South Carolina General Assembly on December 16, 1852, was comprised of an area of approximately one square mile, today known as the Old Town Bluffton Historic District. A steamboat landing was constructed at the foot of Calhoun Street during this time, which allowed Bluffton to be a stopover for travelers between Savannah and Charleston. Several of Bluffton’s most iconic buildings were constructed during this period including the Cole-Heyward House (1841); the John Archibald Seabrook House (c. 1850); Bluffton Methodist Church, later Campbell Chapel A.M.E. Church (1853), and the Church of the Cross (Edward Brickell White, 1857).

U.S. Civil War and Reconstruction Era (1860 - 1880)

The attack on Fort Sumter in nearby Charleston Harbor on April 12, 1861, marked the official beginning of the United States Civil War and within one year, Bluffton had become a safe haven for those fleeing the Union occupation of the South Carolina barrier islands. Early in the war, Bluffton was a key outpost for Confederate forces until June 4, 1863 when Union forces staged at Fort Pulaski executed a naval attack. The ensuing "Burning of Bluffton" left the Town in ashes; of the approximately 50 buildings that stood in Bluffton, only two churches and nineteen residences remained standing afterward.

Following the war, most of Bluffton's former residents had abandoned the Town, though the widow of Squire William Pope with their daughter returned and with the house a casualty of the Burning of Bluffton, they created a residential structure by moving and joining together the former carriage house and summer kitchen. Known today as the Squire Pope Carriage house, it is currently owned by the Town of Bluffton and is the centerpiece of Wright Family Park: the house is currently undergoing extensive restoration. Nearby stands, the Garvin-Garvey house, a rare example of a freedman's cottage from the Reconstruction period that was built by Cyrus Garvey, a freedman c. 1870.

Commercial Growth Era (1880 - 1922)

Following the war, rebuilding came slowly, as few local landowners could afford the luxury of a summer home and Bluffton did not experience a true rebuilding until the 1880s, when it emerged as a commercial center for Beaufort County. During this period, commercial buildings were erected along Calhoun Street, including the Planters' Mercantile (c.1890), a two-story wood framed building, known as the "Jew Store" which offered an assortment of goods including clothing, dry goods, boots, shoes, hats and groceries, furniture, wagons, buggies and harness, sewing machines, trunks and satchels, cigars, feed, etc., grits and flour, boat supplies, coffins and fixtures. The Patz Brothers House (1892) located next door was constructed as a semi-detached residence for the owners of the Mercantile. A rare example of a two-family house in Bluffton, its two-story front porch is decorated in the elaborate style of the late Victorian period.



Allen Lockwood House
Source: Historic Bluffton Foundation



Garvin-Garvey House



The Rate (45 Bridge St)

Commercial Decline Era (1922 - 1945)

Bluffton remained a commercial center until the Coastal Highway (US 17) and the bridge at Port Wentworth over the Savannah River were completed, making riverboat travel less attractive. New construction reflected the poor economic times, as most new buildings were built using salvaged materials from older buildings. These new buildings included the small Lowcountry-style cottages built along May River Road, such as the Simmons-Joiner House (c. 1930); the Old Bruin Cottage (c. 1930); and the Hugh O’Quinn Cottage (1933). Other buildings such as the Old Bluffton Tabernacle, built in 1935 was used as a Baptist Church; it was moved to its present location on Church Street in 1939. While most were modest structures, the Mercer House was constructed in 1936 by George Mercer, uncle of the songwriter Johnny Mercer, on the bluff overlooking the May River. The Great Depression, beginning shortly thereafter, brought the finality to Bluffton’s prosperity and commercial importance; however, its popularity as a vacation spot remained even after the loss of its commercial stature.

Regional Development Era (1945-1985)

Following World War II, Bluffton remained largely the small, one-square mile Town first incorporated nearly 100 years before with the commercial corridor mainly along Calhoun Street. Most notable new construction was the new Bluffton United Methodist Church, replacing an earlier structure from 1890 that had been destroyed in a hurricane in 1940. New commercial structures from this period reflected the needs of a small community including a small grocery store on Bridge Street today known as The Rate (1947); the Bluffton Health Center, currently the Jennie Kitty Municipal Building (1957, enlarged 1967); and Bluffton’s first purpose-built United States Post Office (1965).

Annexation and Preservation Era (1985-present)

In April 1994, construction began on Del Webb’s Sun City Hilton Head, opening in June 1995 to its first residents. While not within the boundaries of the Town of Bluffton, its development fueled growth along S.C. Hwy. 170 and the Town’s western boundary.

With recent large-scale annexations, the once small village of Bluffton has experienced tremendous growth and prosperity, having expanded its boundary from one square mile to approximately fifty-four square miles. However, its heart has always been the Old Town. On June 21, 1996, the Bluffton Historic District was listed in the National Register of Historic Places with 46 contributing buildings and two sites (Heyward and Huger Coves). The Church of the Cross and the Campbell Chapel A.M.E. Church are noteworthy as both are individually listed in the National Register of Historic Places. On June 19, 2007, the local Old Town Bluffton Historic District was established, which currently has 86 contributing resources.

HISTORIC RESOURCES

Broadly defined, historic resources include districts, sites, buildings, structures or objects that are significant to the history, architecture, engineering, archaeology or culture of a community, state or the nation, and are at least 50 years old. Bluffton is fortunate to have two historic districts (local and national), over 80 resources that contribute to the Town, and an expanding historic preservation program, assisted by community partnerships, to ensure that the integrity, protection and preservation of both districts is a priority.

Historic Districts

Historic districts contain a collection of historic resources. Bluffton has two such districts— Bluffton Historic District, a national district listed on the National Register of Historic Places, and Old Town Bluffton Historic District, a local district. The national district is located within a portion of the Old Town Bluffton Historic District (OTBHD) (see figure 2.1).

Bluffton National Register District

Historic Preservation in the United States can be traced to the passage of the National Historic Preservation Act of 1966, which established the various State Historic Preservation Offices (SHPOs) and created a clearly defined process for historic preservation activities. The law also created the National Register of Historic Places, managed by the National Park Service under the Secretary of the Interior, which is part of a program designed to identify, evaluate and protect America’s historic and archeological resources. In Bluffton, the first such resource to be listed in the National Register of Historic Places was the Church of the Cross (Edward Brickell White, 1857), listed on May 29, 1975. On April 29, 2019, Campbell Chapel A.M.E. Church, located within Old Town Bluffton Historic District became Bluffton’s second historic resource to be individually listed in the National Register of Historic Places.

In the summer of 1994, Bluffton undertook its first above ground historic resource survey which identified potentially historic resources within the one square mile Town. As a result of the survey, the South Carolina State Historic

Preservation Office determined that a number of these resources were eligible for listing in the National Register of Historic Places. On June 21, 1996, the Bluffton Historic District was placed in the Register. [Figure 2.1] The District, with 46 contributing buildings and two sites met the criteria for listing by being “architecturally significant for its coherent collection of vernacular residential and commercial architecture, which effectively shows the evolution of the Town from an antebellum resort community to thriving commercial center.” The Bluffton Historic District is one of the more than 160 such National Register-listed historic districts in the State of South Carolina, all of which have been deemed worthy for preservation.

Old Town Bluffton Historic District

On June 19, 2007, the Old Town Bluffton Historic District was established by Town Council under the jurisdiction of the Historic Preservation Commission. In 2008, the Town completed a Survey of Historic Properties as an update to the 2001 survey that identified all resources in excess of 50 years old, 88 of which became “contributing” to the newly established Old Town Bluffton Historic District. Currently, the Old Town Bluffton Historic District encompasses 86 Contributing Resources, which includes 84 structures and Heyward and Huger coves.






An Historic Resource is defined as “[a]ny building, structure, site, object, feature, or open space that is a Contributing Resource [to the Bluffton Historic District or the Old Town Bluffton Historic District] or that is listed or eligible for listing in the National Register of Historic Places because of its significance to the architecture, archeology, engineering, or culture of the United States, South Carolina, or the Town of Bluffton.” These resources have been identified through various above-ground resource surveys, the first of which was completed in 1994. In July 2001, the Town of Bluffton and the Bluffton Historical Preservation Commission authorized an Historic Architectural Resource Survey to address concerns raised “regarding the omission of certain historic resources from inclusion within the [National Register-listed Bluffton] Historic District boundaries.”



The survey was completed in October 2001 and an updated list of historic resources was prepared without making any changes to the Bluffton Historic District.

In January 2019, the Town commissioned a Historic Resources Update, to survey “to identify properties that are architecturally, culturally, or civically significant to the community [with a] goal...to update the existing [2008] survey data of Bluffton’s inventory of historic architectural resources within the Old Town Bluffton Historic District, the Buck Island-Simmons ville Road corridors, and the Goethe Road corridor.” The survey data, which would include previously unrecorded resources, would then be available for the Town to use in future historic preservation and planning efforts. In addition, the survey data would provide needed information for the possibility of an expanded National Register District or the creation of a new historic district.

Legend

- Bluffton Historic District 
- National Historic District 
- Cultural Arts District 
- Town boundary 
- Study area boundary 

Source: Town of Bluffton (2021)

The survey, which was supported in part by a grant from the Historic Preservation Fund of the National Park Service, was accepted by Town Council in 2021. This survey identified Eagles' Field (Sam Bennett Sports Complex) and the Praise House as two resources located outside OTBHD that are eligible for individual listing on the National Register of Historic Places. On May 10, 2022, Town Council designated the former Bluffton Post Office (41 Bridge Street) and the former Bluffton Health Center (1261 May River Road) as new Contributing Resources; the first additions to the list of Contributing Resources since 2008, which are contained on the Town of Bluffton Contributing Resources Map.

Three Contributing Structures are owned by the Town of Bluffton:

Garvin-Garvey House: Cyrus Garvin, a Freedman, built his home on property that may have belonged to his former owner, Joseph Baynard whose home was destroyed by fire by Union troops during the Battle of Bluffton on June 4, 1863. When the property became available in 1878, Garvin purchased the 54-acre site, a portion of which is in Oyster Factory Park. Because the name on the deed shows "Cyrus Garvey," the home is known as the "Garvin-Garvey" house. Recently rehabilitated by the Town, the project has received the following awards: 2018 Preserving Our Places in History Award from the South Carolina African American Heritage Commission; 2018 Municipal Achievement Award, 10,001-20,000 Population Category, Municipal Association of South Carolina; and, 2018 Historic Preservation Honor Award, Preservation South Carolina. The consultant for the preservation plan, Meadors, Inc., received a Citation Award for Adaptive Reuse and Preservation from the South Carolina Governor's Office.

Squire Pope Carriage House: Located in Wright Family Park, the circa 1850 house is one of just 10 antebellum structures remaining to survive the "Burning of Bluffton" in 1863 by Union troops during the Civil War. With the destruction of the main home, two outbuildings on the property were joined together when Pope's widow and daughter returned to Bluffton after the war. In 2017, the Town and the Beaufort County jointly

purchased the property from the Wright family to create a waterfront park. The Squire Pope Carriage House Preservation Plan was accepted by Town Council in 2020 and the structure is currently undergoing stabilization in preparation for future rehabilitation. It will eventually become the official Town of Bluffton Visitor's Center.

Sarah Riley Hooks Cottage: In 2020, the Town purchased the small cottage at 76 Bridge Street and two adjacent lots on Huger Cove for \$475,000. Michael C. Riley, the original owner, built the house around 1940. Riley's daughter, Sarah Riley Hooks, was born on the property in 1922 and lived her entire life there. Mr. Riley was the first African American to serve as trustee to the Beaufort County Board of Education. The original Michael C. Riley elementary and high school on Goethe Road was named in his honor. A survey of the property and master plan will be undertaken in Fiscal Year-2023 to determine the best use for the property.

Other Town Historic Resources

Scenic Byways

Portions of two State-designated scenic byways are among 21 in South Carolina: May River Scenic By-way and Hilton Head Island Scenic Byway. Such roads provide scenic, cultural, historic, natural, recreational, and/or economic offerings. Local governments are encouraged to maintain these roadways through corridor management planning, protective zoning and easements, and hospitality amenities.

May River Scenic Byway begins at the Jasper-Beaufort County line on SC Hwy 46 and extends east, 11 miles, through Bluffton, ending at Brighton Beach on the May River in unincorporated Beaufort County. In Old Town, the by-way includes May River Road, Boundary Street, and a portion of Bridge Street as it extends eastward.

Hilton Head Island Scenic Byway extends 22 miles on US 278 from SC Hwy 170 at the Jasper County line, east to Sea Pines Circle in Hilton Head Island. While it is a heavily traveled six-lane road, portions provide scenic views of local waterways. The portion in Bluffton is

mostly commercial development and is located in a Highway Corridor Overlay District, New development must undergo architectural design review by the Planning Commission and signage is limited in size and height.

Archaeological Sites

As defined by the South Carolina Standards and Guidelines for Archaeological Investigations, an archaeological site is defined as “an area yielding three or more historic or prehistoric artifacts within a 30-meter radius and/or an area with visible or historically recorded cultural features,” which may include cemeteries, earthworks, and remnants of buildings, such as brick walls, chimneys, and piers.

Archeological sites are often found in the during the land development process, when sites are disturbed or cleared for future development revealing cultural features. During the development of Wright Family Park, site of the Squire Pope Carriage House, brick structural columns and dozens of nineteenth-century artifacts were discovered where the home is believed to have stood. These artifacts were cataloged and are currently in archival storage in Town Hall. Future public display may occur at the house once it is rehabilitated to become the Town of Bluffton Visitor’s Center.

The Town should work to establish protections and protocols for archaeological sites and to identify and protect areas of archaeological significance once known.

Historic Markers

The South Carolina Historical Marker Program was officially established in 1936 to mark and interpret places important to an understanding of South Carolina’s past, either as the sites of significant events, or at historic properties such as buildings, sites, structures, or other resources significant for their design, as examples of a type, or for their association with institutions or individuals significant in local, state, or national history.

The South Carolina Department of Archives and History manages the South Carolina Historical Marker program. Although the Department must

approve the content of all markers, and the location of markers must be coordinated with the S.C. Department of Transportation, there is no state funding for the signs. Markers must be sponsored and purchased by civic, church, historical, or educational organizations. In Bluffton, there are currently five South Carolina State Historic Marker as shown in Figure 2.2. A new Historic Marker is set to be installed at the Campbell Chapel A.M.E. Church at 23 Boundary Street in October 2022.

Preservation Programs

Town of Bluffton Historic Preservation Incentive

Figure 1.2
South Carolina Historical Markers in Bluffton

NUMBER	NAME	LOCATION
SCHM 7-2	Bluffton, SC	May River Road
SCHM 7-29	Michal C. Riley Schools	Goethe Road
SCHM 7-25	St. Luke’s Church	SC Route 170 (at Pritchardville)
SCHM 7-43	Burning of Bluffton	Boundary Street
SCHM 7-57	Cyrus Garvin	Oyster Factory Park

Program

The Town of Bluffton is committed to supporting historic preservation efforts, including offering financial incentives to owners of contributing resources within Old Town Bluffton Historic District. To encourage the repairs, rehabilitation, preservation, and restoration of the Town’s Contributing Structures, in 2021 Town Council approved the programs shown in Figure 2.3.

Property owners who participate in these programs will be required to provide a preservation easement to the Town. The easement not only protects the Town’s financial investment, but also serves to protect the contributing structure from irreversible damage in the future.

In addition to the incentives shown in Figure 2.3, the Town can help owners of historic properties with identifying other programs to obtain tax credits, grants, loans, and other assistance.

Annual Town Historic Preservation Symposium

An annual historic preservation symposium was inaugurated in 2015. Each May, as part of National Historic Preservation month, the Town hosts a public symposium highlighting a specific preservation-related topic. Professional preservationists, design professionals, and long-time residents have presented.

Protection of Historic Resources and Compatible Infill Development

As stated in “The Covenant for Bluffton,” citizens of Bluffton are stewards of community assets, including its cultural history. This asset is so valued by the Town that the protection of the “architectural heritage of Old Town Bluffton” is one of eight goals cited by the Covenant.

For over 20 years, the Town has prioritized the protection of Old Town and its resources and continues to endeavor to improve and expand ways in which to accomplish this goal. Presently, new infill development within Old Town Bluffton Historic District, alterations and modifications to, or the moving or demolition of any contributing resources within the district requires approval of a Certificate of Appropriateness (COFA), which is reviewed by the Historic Preservation Commission. Lesser changes, such as signage

and modification of site elements, require approval of a Site Feature Permit, which is reviewed by Town staff.

Early efforts to protect the historic and cultural integrity of Old Town including adoption of a Historic Preservation Overlay District and a Preservation Manual. The Manual, for use within the overlay district, provided design standards and appropriate building types, as well as regulations for building placement, design, and materials. The overlay district evolved to become Old Town Bluffton Historic District. The manual became the Old Town District Code, a form-based code designed to address building types and form—both mass and scale—and the relationship to each other and the public realm. High quality, human-scale materials is also a component of a form-based code. Today, these regulations are located in the Unified Development Ordinance (UDO).

Development pressures within Old Town in recent years has led a number of UDO amendments to revise requirements relating to minimum permissible lot sizes, maximum building footprints and height, and materials. These changes suggest that it is time to revisit Old Town Master Plan.

Historic Preservationist

As part of its commitment to historic preservation, the Town of Bluffton established a full-time, Historic Preservationist staff position in 2020. Assigned to the Town’s Growth Management Department, the Historic Preservationist is responsible for the oversight of the Old Town Bluffton Historic District’s 86 Contributing Resources, including but not limited to: maintaining property survey records, photographs, maps, and other historical documents; recommending new resources to be designated, or de-listing a resource as “contributing” to the District; and, preparing and presenting reports to the Historic Preservation Commission on proposed alterations of these resources. The Historic Preservationist also makes recommendations and prepares policies for economic incentives related to preservation of these contributing resources. In addition, the Historic Preservationist is the local subject matter expert of the architecture of Bluffton and participates in outreach activities to educate

Figure 1.3

Historic Preservation Financial Incentives Offered by the Town

PROGRAM	TYPE	INFORMATION
Bailey Bill	Tax Abatement	The special assessment permits a property owner to lock-in the taxable assessed value of a Contributing Structure based on its fair market value established at Preliminary Certification and prior to rehabilitation. Town-only property taxes may be abated for a 5-20 year period depending on the extent and cost of rehabilitation.
Residential Grant (owner-occupied properties)	Grant	Up to \$30,000/year available, with a maximum of \$60,000 per Contributing Structure may be provided over a 5-year period from the date of first award for repairs, accessibility updates and tree mitigation.
Non-residential Grant	Matching Grant	Up to \$20,000/year available, with a maximum of \$60,000 per Contributing Structure may be provided over a 5-year period from the date of first award for preservation and restoration costs, including some professional fees. A 25% match is required.
Pro-Active Preservation	Financial Assistance	Should a Contributing Structure exhibit any 'condition(s) of neglect,' as specified by ordinance, the Town may intervene to develop a Preservation Plan with the property owner to remedy the condition(s). Qualifying properties may be eligible for financial assistance from the Town.

the public about the Town’s built environment and preservation-related initiatives. The Historic Preservationist conducts complex and sensitive research projects including preparing nominations to the National Register of Historic Places.

Preservation Partners

Several state and local agencies and nonprofit organizations support Bluffton with its preservation efforts. The South Carolina Department of Archives and History (SCDAH) is an independent state agency with the mission to preserve and promote the documentary and cultural heritage of the Palmetto State. SCDAH provides archives and records management, history education and historic preservation assistance. The State Historic Preservation Office (SHPO) is housed in the SCDAH and encourages and facilitates the responsible stewardship of South Carolina’s irreplaceable historic and prehistoric places. The SHPO is responsible for implementing the goals of the National Historic Preservation Act, as well as several programs to assist local communities with preservation efforts. SHPO programs include coordination of the Statewide Survey of Historic Properties to identify and evaluate historic resources, nomination of eligible resources to the National Register of Historic Places, management of the South Carolina Historical Marker program, administration of the Certified Local Government (CLG) Program and participation in review of

projects involving Federal and State funds, licenses, permits and certifications.

In partnership with the SHPO and National Park Service, the Certified Local Government (CLG) program promotes local preservation planning and facilitates funding, technical assistance and training for certified jurisdictions. CLG jurisdictions manage future growth and encourage economic development while protecting the historic resources that are significant to their community, state and nation. The multiple benefits of CLG status include eligibility to apply for CLG grant funds, technical assistance, training for local boards of architectural review and participation in statewide preservation planning programs. In turn, CLG communities agree to: enforce state legislation for the designation and protection of historic properties, including passage of a local historic preservation ordinance; establish an adequate and qualified historic preservation commission by State or local legislation; maintain a system for the survey and inventory of historic properties; and encourage public participation in the local historic preservation program, including the nomination of properties to the National Register. In South Carolina, 36 local governments have been certified by the National Park Service as CLGs, including the Town of Bluffton, which became a SC Certified Local Government in 2001.

Historic Bluffton Foundation (HBF), organized in 1981 as the Bluffton Historic Society, is a long-time preservation partner with the Town of Bluffton. This non-profit organization is located within historic Heyward House at 70 Boundary Street. HBF’s mission is to “bring together people interested in history, and especially in the history of Bluffton and its vicinity,” and its primary function is to discover, collect and preserve materials related to the history of Bluffton and to make such materials available to the public. These materials are located in the Caldwell Archives located at Bluffton’s Town hall. Additionally, HBF seeks to preserve and identify historic buildings, sites and monuments, provides historic information to the media, holds open houses, lectures, teas and an annual fundraising oyster roast. HBF also owns the Colcock-Teel House at 46 Colcock Street. Both the grounds of the Heyward and Colcock-Teel houses are available to rent for special events.

With the sale of several historic homes in Old Town, the Foundation became increasingly aware of the need to become involved in the preservation of such structures. In February 1998, the decision was made to purchase the Cole-Heyward house at 70 Boundary Street from Mrs. D. Hasell Heyward, and tours of the antebellum house and related cabins began almost immediately. The house-museum was designated as an official project of the Save America’s Treasures program, and in 2002, it also became the Official Welcome Center for the Town of Bluffton.

Future Preservation Efforts

While the Town has done much to prioritize historic preservation, important work remains. An overview of potential future projects follows.

Old Town Master Plan

Old Town Master Plan was approved by Town Council in 2006 to assist with the preservation of the historic, architectural, ecological and economic heritage of the original Town limits. A seven-day charrette led by design professionals, engaged more than 300 citizens and officials to establish a future vision for Old Town. Three basic principles emerged from the charrette: 1) preserve, protect and enhance those elements

that make Old Town Bluffton unique; 2) foster physical, social and natural connections; and, 3) nurture memorable streets. These principles included 12 “big moves” or ideas with 34 related goals, most of which were policy or regulatory. While most master plan objectives were achieved, Old Town has entered another era. Its popularity has spurred more infill development and redevelopment in the past decade than ever before, which some believe is eroding its character and affordability.

Responsible stewardship requires reconsideration of goals and objectives for Old Town. Are they still valid? Should they change based on challenges experienced? Are there new approaches to planning that should be considered? How does the quirky, eclectic spirit of Bluffton survive in the 21st century? And how does Old Town remain a place that is accessible and affordable for all residents? These and other questions can only be answered with an update of the Old Town Master Plan.

Expansion of the Town’s Preservation Program Beyond Old Town Bluffton

While the focus has been on Old Town, efforts should be made to recognize the historic and cultural resources that exists beyond its boundaries.

As part of Town of Bluffton Historic Resources Update (2019), the Buck Island-Simmonsville and Goethe Road corridors were surveyed for the first time. Together with a re-survey of Old Town Bluffton, the purpose of the update was to identify architecturally, culturally, and/or civically important sites. Two properties, First Zion Baptist Church at 75 Simmonsville Road and Eagles Field at 139 Buck Island Road, were identified as eligible for listing in the National Register of Historic Places.

Palmetto Bluff includes multiple cemeteries where the remains of some former plantation owner families are interred. The Landings Cemetery began as a pre-Civil War burial ground for those who were enslaved on Moreland Plantation and continued to serve as a resting place for freed people and their descendants until the early 20th century. Most graves are

unmarked and may appear as depressions in the ground. Palmetto Bluff also contains the remnants of the columns of the Richard T. Wilson, Jr. mansion. Built in 1902, the mansion burned to the ground in 1926. Wilson provided the name for the 20,000-acre community. Palmetto Bluff employs its own archaeologists who continue to make discoveries about the people who lived and worked on the land.

Gullah Geechee Cultural Heritage Corridor

The contributions of the Gullah Geechee people, descendants of enslaved Africans who worked on coastal cotton, rice and indigo plantations, should be recognized and celebrated, and physical remnants preserved and protected. Beaufort County is within the Gullah Geechee Cultural Heritage corridor, which extends along the Atlantic coast from central North Carolina to north Florida. It is part of a National Heritage Corridor that was approved by the US Congress in 2006. While Bluffton has no “official” corridor stops, the Garvin-Garvey House is a candidate. Other historic resources in Town may qualify and should be explored.

Reconstruction Era National Historic Network

The Reconstruction Era National Historic Network is a collection of sites and programs throughout the United States that are associated with the Reconstruction Era (1861-1900). As noted by the National Park Service’s Reconstruction Era website, this was a transformative time in which formerly enslaved African Americans were integrated into “social, political, economic and labor systems” of the country. Beaufort County played a significant role in this era and is home to the Reconstruction Era National Historic Park in Beaufort. There are historic sites in Bluffton that would likely qualify for inclusion into the network, including the Garvin-Garvey House and Campbell Chapel AME Church.

CULTURAL ARTS

Bluffton’s quirky identity is fueled by its many cultural offerings that bring the community together to celebrate life in the Lowcountry.

Bluffton Cultural Arts District

In 2015, Bluffton was honored with a Cultural District designation by the State of South Carolina Arts Commission joining eight other communities in the state, including Beaufort. As shown in Figure 2.1, the Cultural District includes Old Town Bluffton Historic District and adjacent areas to the west, along May River Road, and to the north, along Bluffton Road. At the time of designation, 120 cultural attractions and three dozen annual events were identified in the district. To ensure program compliance with the program, the State requires the submission of an annual action plan and report to the Arts Commission by Town Staff. This information is also considered at the time of recertification, which is required every five years. Bluffton’s Cultural Arts District was recertified in 2021.

As is the case for Bluffton, a Cultural District is often the heart of a community, where cultural facilities, creative enterprises, arts venues, and events are concentrated. Secondary facilities, such as parks, restaurants and religious institutions, add to cultural offerings when events such art shows, markets, movie nights and concerts are provided. Together with Old Town’s historic district and adjacent May River, the Bluffton Cultural District provides a setting and identity that is uniquely Bluffton. This quirky, eclectic atmosphere is an economic boon and attracts visitors from around the world.

A portion of the Shell Art Trail is located in Old Town Bluffton. Sixteen of 21 large oyster sculptures are located throughout the district and symbolize the Town’s relationship with the May River. Each oyster has been painted by a local artist or group and is sponsored by a local business or organization. Information at each location provides an educational opportunity to learn more about oysters and the local ecosystem.

Also located in Old Town is a fun and educational activity offered in the form of a scavenger hunt for 10 bronze fiddler crabs located throughout the historic district. "Follow the Fiddlers" begins at the northwest corner of May River Road and Bluffton Road where a plaque provides educational facts about fiddler crabs, as well as the initial clue to start the hunt. This project was created by the 2015 class of Hilton Head Island-Bluffton Chamber of Commerce Leadership class.

Cultural Facilities

A cultural facility is a building or other place that is used primarily to showcase arts, which may include exhibitions, performances, and benefits. Such facilities can also highlight cultural endeavors and celebrate heritage. Bluffton has a variety of such venues.

Bluffton’s community theater, the May River Theater located at Town Hall, has provided a variety of productions since 2002. The Heyward House Museum and Welcome Center provides a glimpse into Bluffton’s past with a display of objects from the 19th and early 20th centuries. Tours of the home and grounds are offered. The Heyward House also hosts its own events and provides rental of its outdoor space for private events. The Garvin-Garvey House, a Reconstruction Era cottage built by freedman Cyrus Garvin in 1870, is located in Oyster Factory Park. Displays within the home tell the story of Garvin, his descendants, and the construction of the Carolina Lowcountry vernacular home. The Society of Bluffton Artists (SOBA) is a non-profit organization that provides a gallery in Old Town to exhibit work by local artists. SOBA also offers classes and workshops to the public.

Annual Festivals and Special Events

Among the most cherished cultural events are markets, festivals and the annual Christmas parade. The Bluffton Farmer’s Market is held each Thursday at Martin Family Park, offering a variety of locally grown produce, seafood, bar-b-que, artisanal foodstuffs and crafts. The largest events are the Bluffton Village Festival ("Mayfest") held in May, the weeklong Historic Bluffton Arts and Seafood Festival in October, and the Town Christmas parade.

As of 2022, the Town of Bluffton hosts 19 events and sponsors seven (7) events. Hosted events include six movie nights that rotate between Buckwalter Place, Oscar Frazier and Martin Family parks, the Lutzie 5K Road Race, and a Halloween Spooktacular for children. The Town also supports a Memorial Day remembrance and parades for both Memorial Day and Martin Luther King, Jr., Day.

The Bluffton Artisan Market is an open-air market that features local artists, artisans, and makers at a venue which allows the public to support local makers and shop small. The market is held on select days in select months and alternates between Burnt Church Distillery and Buckwalter Place Park.

Native and Gullah heritage is showcased with popular events. The Bluffton Gullah Market, which is held on Saturdays during select months at Martin Family Park in Old Town, showcases local small business owners who provide arts, crafts, food, produce, and other specialty items. The annual Juneteenth Festival commemorates the end of enslavement in the United States.

Arts and Cultural Organizations

A variety of community organizations enrich Bluffton’s arts and cultural scene, included among them are:

The Society of Bluffton Artists (SOBA)

This local arts non-profit with over 100 members operates SOBA Gallery and offers regular exhibits of works by member artists and classes for children and adults.

A Call to Action

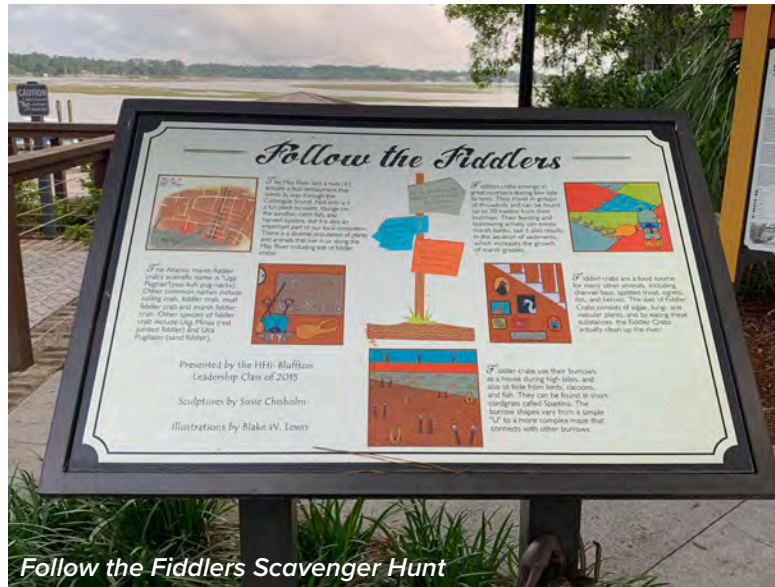
A Call to Action, Inc., a 501(c)(3) nonprofit, was founded in 2015 and focuses on historic preservation, education, and economic development. Its initiatives include the Real Champions ACT tutoring program for local students and efforts to rehabilitate the Campbell Chapel AME Church. A Call to Action successfully led the campaign to list the historic chapel in the National Register of Historic Places and was instrumental in obtaining a SC Historic Marker for the site.

The Palmetto Bluff Conservancy

The Conservancy was founded in 2003 with a mission to protect the maritime forests and tidal creeks of Palmetto Bluff. By maintaining the ecological and environmental integrity of the lands at the confluence of the May, Cooper, and New rivers, the Conservancy is able to ensure that the ancient maritime forest, brimming with live oak and palmetto, is almost exactly as William Hilton saw it 400 years ago. The Conservancy is the keeper of the natural and historical world of Palmetto Bluff and the organization responsible for educating everyone involved in the development of a new piece of property.

The Bluffton MLK Observance Committee

Established in 1984 by local Black churches and community leaders, the Committee was founded to celebrate the life and to continue the work of Martin Luther King, Jr. through services, banquets, marches, and programs. Cultural programs include the Bluffton Gullah Market held monthly on Green Street in Old Town, an annual Juneteenth celebration, and the annual Black Excellence Ball.



Follow the Fiddlers Scavenger Hunt



Juneteenth Festival



SOBA Gallery

RECOMMENDATIONS

Objective C1. Preserve the Town’s Historic and Cultural Resources

- C1.1** Monitor preservation-related ordinances for needed modifications to best protect historic resources within the Town.
- C1.2** Encourage the protection, preservation, and conservation of historic resources to ensure their protection from deterioration and demolition. Where conditions of neglect are apparent, the Pro-active Preservation ordinance should be applied to allow the Town to intervene.
- C1.3** Train Town Code Enforcement staff to identify historic properties that appear to be subject to conditions of neglect as specified in the Town’s Pro-active Preservation ordinance.
- C1.4** Identify properties eligible or potentially eligible for listing in the National Register of Historic Places. Where identified, the Town should contact owners of such properties to encourage nomination and to inform them of possible federal tax credits that may be available.

“ A strength is the Bluffton Historic District - a hub of history for the entire Town, a gathering place, a sense of unity. ”

“ I love its sense of community, preservation, Old Town area, diversity, open spaces. ”

“ I would love to see an increase in offerings for people of diverse backgrounds to come together and learn about one another. ”



Related quotes from the Blueprint Bluffton Community Engagement process

- C1.5** Continue to evaluate the need for updated historic resource surveys. Where new or updated surveys are needed, the Town should continue to pursue grant funding to assist.
- C1.6** Explore the expansion of the historic preservation program beyond Old Town Bluffton Historic District.
- C1.7** Continue to develop programs and policies to protect and preserve the Town’s historic and cultural resources.
- C1.8** Continue to pursue strategies and incentives that will encourage preservation, as opposed to the deferred maintenance or demolition of historic resources. This may include but is not limited to the Town’s historic preservation grants and the Bailey Bill program.
- C1.9** Identify the presence of historic resources or potential resources and the impact of any proposals on these resources when planning studies conducted by the Town or its consultants are undertaken, which may include but not be limited to studies on neighborhoods, housing, transportation, utilities and disaster planning.
- C1.10** Ensure that new and infill development within Old Town Bluffton Historic District respects and complements the patterns, character, and scale of Old Town.
- C1.11** Ensure that street, sidewalk, utility and other improvements undertaken within the Old Town Bluffton Historic District are consistent with the character of Old Town.

Objective C2. Pursue Expansion of the Bluffton National Register Historic District to Align with the Old Town Bluffton Historic District

- C2.1** Pursue the expansion of the Bluffton National Register District to include those properties within the Old Town Bluffton Historic District that have been identified by the State Historic Preservation Office as eligible. The Town should contact owners of such properties to inform

them of the purpose and benefits of the National Register Historic District, and to obtain permission to pursue inclusion of their property.

Objective C3. Continue and Expand Community Engagement and Education Regarding Historic Preservation

C3.1 Develop an Education and Outreach Program. With the growth of Bluffton, those seeking to develop or own a business in Old Town Bluffton Historic District may be unfamiliar with the Town’s preservation program, including benefits and the process for new construction and building alterations. Updating the Town’s website, creating a brochure and reaching out to groups, such as realtors, builders, contractors, and design professionals can serve as a starting point.

C3.2 Continue to Host the Annual Historic Preservation Symposium. Celebrate the Town’s social, cultural, and physical history that are essential to its identity and character.

C3.3 Employ Media to Engage and Educate the Public. Media, especially social media, should be used regularly to inform the public of community preservation-related events, opportunities and to highlight the Town’s various historic resources.

C3.4 Explore New Approaches to Engage the Community. Consider ways in which Bluffton’s historic resources, preservation efforts and cultural arts district can be highlighted beyond its current methods. Possibilities include an awards program to acknowledge outstanding rehabilitation efforts, organizations and citizens who elevate preservation efforts, and a contest to photograph historic and cultural resources for possible display at Town Hall or within various media, including an annual calendar.

C3.5 Seek Citizen Assistance to Tell Bluffton’s Story and Preserve its History. Encourage citizens to share stories, photographs and documents that tell the story of Bluffton’s history—events, people, development, and buildings.

Objective C4. Celebrate Native and Gullah Geechee Heritage

C4.1 Identify and Protect Gullah Geechee Properties, Including Burial Grounds. Identify and document properties, including burial grounds, associated with Native and Gullah Geechee people and explore ways in which they can be preserved and protected.

C4.2 Explore How the Town Can Contribute to Gullah Geechee Heritage Corridor. Identify resources that may be eligible to contribute to the Gullah Geechee Heritage Corridor.

Objective C5. Pursue Inclusion of Eligible Properties into the Reconstruction Era National Historic Network

C5.1 Identify properties that appear to be eligible for inclusion and assist property owners with their applications.

Objective C6. Promote Heritage Tourism

C6.1 Promote historic and cultural resource protection as an economic tool and support heritage tourism opportunities as a form of economic development. As possible, the Town should support the efforts of other local organizations to further heritage tourism opportunities in Bluffton.

Objective C7. Prepare Post-Disaster Strategies to Protect Historic and Cultural Resources

C7.1 Evaluate policies and plans for pre- and post-disaster strategies for the protection of historic and cultural resources within the Town. If none exist, development of such strategies should be undertaken.

C7.2 Provide information to property owners regarding disaster planning and protection of historic resources.

Objective C8. Rehabilitate Town-owned Historic Resources

C8.1 Complete the stabilization of the Squire Pope Carriage House, followed by rehabilitation of the structure. Continue to seek funding to support this undertaking.

C8.2 Develop a master plan for the Sarah Riley Hooks home to outline the steps necessary to stabilize, rehabilitate and program the house and property. Funding opportunities should be pursued to support the various phases of this project.

Objective C9. Intergovernmental Coordination

C9.1 Pursue the possibility of a Beaufort County property tax abatement to provide an additional financial incentive for owners of contributing structures who pursue rehabilitation in accordance with local and state requirements.

C9.2 Where possible, coordinate with state and federal agencies whose activities may impact historic, cultural and archaeological resources, including but not limited to South Carolina Department of Transportation, South Carolina Department of Health and Environmental Control, the Beaufort-Jasper Water & Sewer Authority and, the National Park Service.

Objective C10. Promote Arts and Culture in Bluffton

C10.1 Complete a cultural arts assessment of the community that extends beyond historic resources. The assessment would identify cultural arts opportunities in Bluffton, to include private and public events available to the general public, as well as venues, including public spaces.

C10.2 Assist the Bluffton Cultural Arts District Committee to reinvigorate and promote the Bluffton Cultural Arts District, which is the center of the community’s cultural, artistic and economic activity.

C10.3 Establish a policy to include the integration of art into the concept, design and construction of capital improvement projects and explore funding opportunities.

C10.4 Consider general guidelines and a potential dedicated funding source through which the Town will govern the display, acquisition (by purchase, gift and loan) or removal of artwork in Town-owned public spaces.

C10.5 Research opportunities for funding of the arts in the promotion and maintenance of cultural facilities. Seek assistance from groups to expand access to funding and programs in Bluffton.

Objective C11. Evaluate Old Town to Better Guide Future Development and Redevelopment

C11.1 Update Old Town Master Plan. Establish an updated vision for Old Town.

C11.2 Revisit Design Standards. Analyze recent developments to determine if design standards within the Unified Development Ordinance are effectively creating the type of development envisioned and desired by the community.

C11.3 Retain Housing Affordability. Preserve housing that is affordable and explore approaches to keep Old Town affordable.

Objective C12. Future Development Should Endeavour to Integrate the Bluffton ‘State of Mind’

C12.1 Create Incentives to Encourage Bluffton’s Character. Promote development that is more compatible with the ‘Bluffton State of Mind’ and incentives that focus on community character priorities.

C12.2 Support Verdant and Compact Environments. Replicate the environment of Old Town throughout Town, including narrow streets, street tree canopy, and sidewalks and paths that emphasize and elevate the pedestrian experience.

CULTURAL RESOURCES | CELEBRATE BLUFFTON'S PEOPLE AND CULTURE

RECOMMENDATIONS

C1. Preserve the Town's Historic and Cultural Resources

- C1.1 Monitor preservation-related ordinances for needed modifications to best protect historic resources within the Town.
- C1.2 Encourage the protection, preservation, and conservation of historic resources to ensure their protection from deterioration and demolition.
- C1.3 Train Town Code Enforcement staff to identify historic properties that appear to be subject to conditions of neglect as specified in the Town's Pro-active Preservation ordinance.
- C1.4 Identify properties eligible or potentially eligible for listing in the National Register of Historic Places.
- C1.5 Continue to evaluate the need for updated historic resource surveys.
- C1.6 Explore the expansion of the historic preservation program beyond Old Town Bluffton Historic District.
- C1.7 Continue to develop programs and policies to protect and preserve the Town's historic and cultural resources.
- C1.8 Continue to pursue strategies and incentives that will encourage preservation, as opposed to the deferred maintenance or demolition of historic resources.
- C1.9 Identify the presence of historic resources or potential resources and the impact of any proposals on these resources when planning studies conducted by the Town or its consultants are undertaken, which may include but not be limited to studies on neighborhoods, housing, transportation, utilities and disaster planning.
- C1.10 Ensure that new and infill development within Old Town Bluffton Historic District respects and complements the patterns, character, and scale of Old Town.
- C1.11 Ensure that street, sidewalk, utility and other improvements undertaken within the Old Town Bluffton Historic District are consistent with the character of Old Town.

C2. Pursue Expansion of the Bluffton National Register Historic District to Align with the Old Town Bluffton Historic District

- C2.1 Pursue the expansion of the Bluffton National Register District to include those properties within the Old Town Bluffton Historic District that have been identified by the State Historic Preservation Office as eligible.

C3. Continue and Expand Community Engagement and Education Regarding Historic Preservation

- C3.1 Develop an Education and Outreach Program.
- C3.2 Continue to Host the Annual Historic Preservation Symposium.
- C3.3 Employ Media to Engage and Educate the Public.
- C3.4 Explore New Approaches to Engage the Community.
- C3.5 Seek Citizen Assistance to Tell Bluffton's Story and Preserve its History.

C4. Celebrate Native and Gullah Geechee Heritage

- C4.1 Identify and Protect Gullah Geechee Properties, Including Burial Grounds.
- C4.2 Explore How the Town Can Contribute to Gullah Geechee Heritage Corridor.

C5. Pursue Inclusion of Eligible Properties into the Reconstruction Era National Historic Network

- C5.1 Identify properties that appear to be eligible for inclusion and assist property owners with their applications.

C6. Promote Heritage Tourism

- C6.1 Promote historic and cultural resource protection as an economic tool and support heritage tourism opportunities as a form of economic development.

CULTURAL RESOURCES | CELEBRATE BLUFFTON’S PEOPLE AND CULTURE

RECOMMENDATIONS

C7. Prepare Post-Disaster Strategies to Protect Historic and Cultural Resources

C7.1 Evaluate policies and plans for pre- and post-disaster strategies for the protection of historic and cultural resources within the Town.

C7.2 Provide information to property owners regarding disaster planning and protection of historic resources.

C8. Rehabilitate Town-owned Historic Resources

C8.1 Complete the stabilization of the Squire Pope Carriage House, followed by rehabilitation of the structure.

C8.2 Develop a master plan for the Sarah Riley Hooks home to outline the steps necessary to stabilize, rehabilitate and program the house and property.

C9. Intergovernmental Coordination

C9.1 Pursue the possibility of a Beaufort County property tax abatement to provide an additional financial incentive for owners of contributing structures who pursue rehabilitation in accordance with local and state requirements.

C9.2 Where possible, coordinate with state and federal agencies whose activities may impact historic, cultural and archaeological resources.

C10. Promote Arts and Culture in Bluffton

C10.1 Complete a cultural arts assessment of the community that extends beyond historic resources.

C10.2 Assist the Bluffton Cultural Arts District Committee to reinvigorate and promote the Bluffton Cultural Arts District, which is the center of the community’s cultural, artistic and economic activity.

C10.3 Establish a policy to include the integration of art into the concept, design and construction of capital improvement projects and explore funding opportunities.

C10.4 Consider general guidelines and a potential dedicated funding source through which the Town will govern the display, acquisition (by purchase, gift and loan) or removal of artwork in Town-owned public spaces.

C10.5 Research opportunities for funding of the arts in the promotion and maintenance of cultural facilities.

C11. Evaluate Old Town to Better Guide Future Development and Redevelopment

C11.1 Update Old Town Master Plan.

C11.2 Revisit Design Standards.

C11.3 Retain Housing Affordability.

C12. Future Development Should Endeavour to Integrate the Bluffton ‘State of Mind’

C12.1 Create Incentives to Encourage Bluffton’s Character.

C12.2 Support Verdant and Compact Environments.

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Section 2

People

Goal: Serve the Needs of a Diverse Population

The Town of Bluffton is one of the fastest growing municipalities in South Carolina. While this can bring significant economic and social opportunities, growth of this magnitude can also create social and economic challenges. The benefits generated from increasing interest and investment in the Town of Bluffton may not reach all residents. This can result in unintended consequences, including shifts in the community’s racial, ethnic, or income composition.

This chapter highlights the people that make Bluffton special. Appraising population and demographic trends can provide helpful insight into policies and programs available to support a diverse and changing population. The Town of Bluffton’s continued growth and attraction promises a highly vibrant and thriving community. However, increasing costs may limit Bluffton’s diversity and make it affordable to only a limited group of families and individuals.

Looking forward, the community needs to focus on opportunities to promote the involvement of all people into the community’s future. Working across government departments and partnering with non-profit groups to enhance social programs, policies, and events that support all residents will allow the Town to fully embrace the principles of diversity, equity, and inclusion.

Population Demographics

Bluffton is a community of diverse people and households. The size, location, and demographic character of these households has evolved as Bluffton has increased its municipal footprint. Large land annexations and the use of Planned Unit Developments (PUD) have increased housing options, with the addition of more than 4,000 units since 2010. 92% of the community is governed by PUD's, with only 46% of the housing planned in these developments built to date. For example, only 25% of residential units proposed in Palmetto Bluff have been constructed leaving sufficient opportunities to add more housing.

Single family homes make up over 80% of housing in the community, with a median home price of over \$300,000. Higher home prices require higher incomes. With a median household income of \$81,088, incomes in Bluffton are \$10,000 and \$25,000 higher than Beaufort County and South Carolina, respectively (see figure 3.1).

Bluffton is considered a highly educated community, with more than 40% of residents having received a bachelor's degree or higher (see figure 3.2). According to Figure 3.3, the community's age distribution shows larger percentages of children (ages 0-14) and middle-aged residents (ages of 25 to 49). Both numbers help to explain a slightly larger household size in Bluffton (2.81 people) than that of Beaufort County (2.39 people) or South Carolina as a whole (2.49 people).

While Bluffton has attracted more educated and affluent households, it has also been able to maintain some of the diversity that makes it so unique. The Diversity Index helps to summarize a community's racial and ethnic makeup. Ranging from 0 (no diversity) to 100 (complete diversity). Bluffton's diversity score of 57.3 means there is a 57.3 percent chance that two people randomly chosen from the Bluffton population would belong to different racial or ethnic groups (see figure 3.4).

Figure 3.1

Population Characteristics

Source: ESRI Business Analyst (2021)

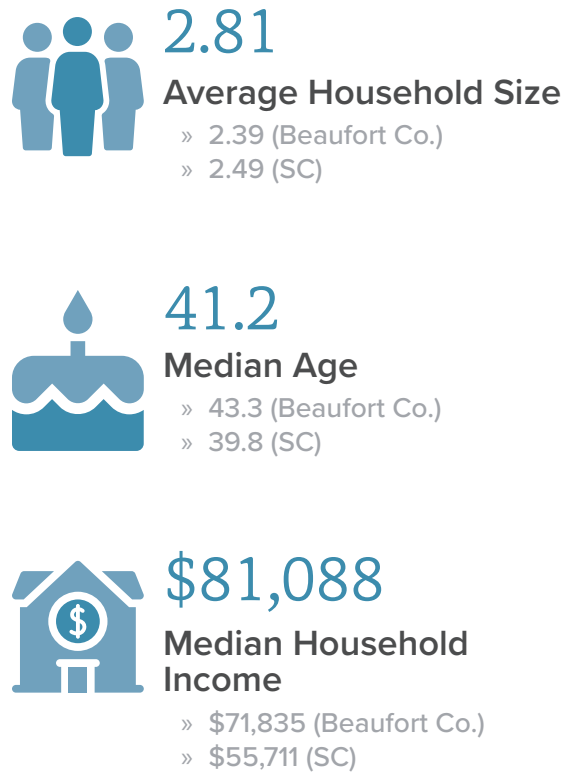


Figure 3.2

Educational Attainment

Source: ESRI Business Analyst (2021)

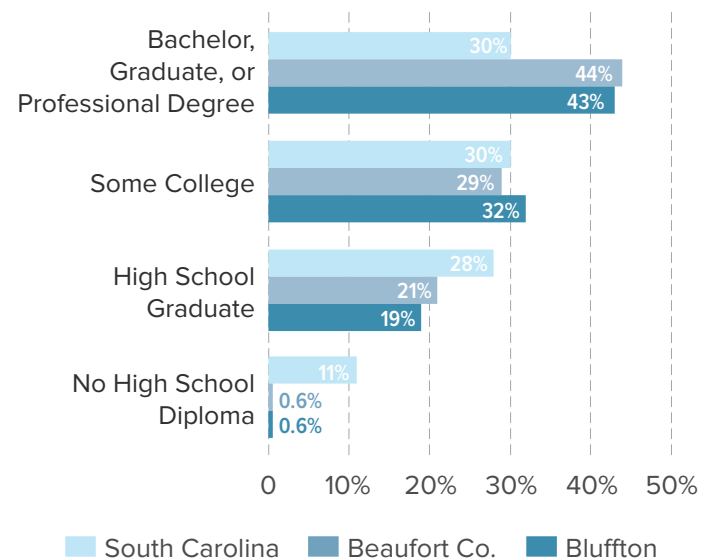
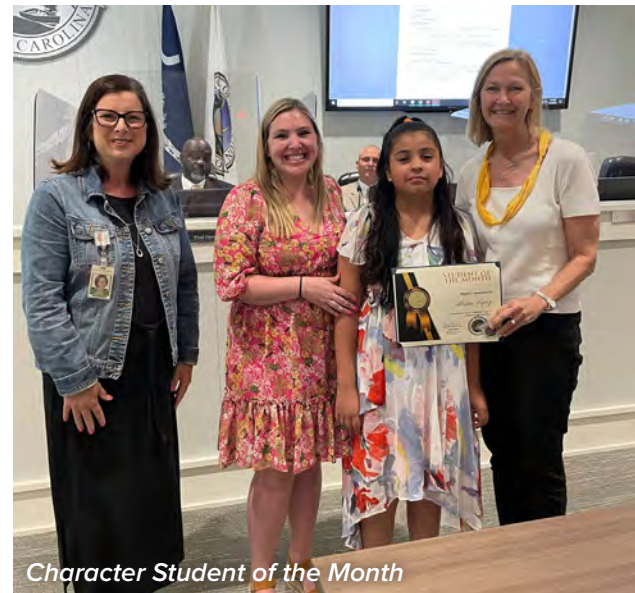
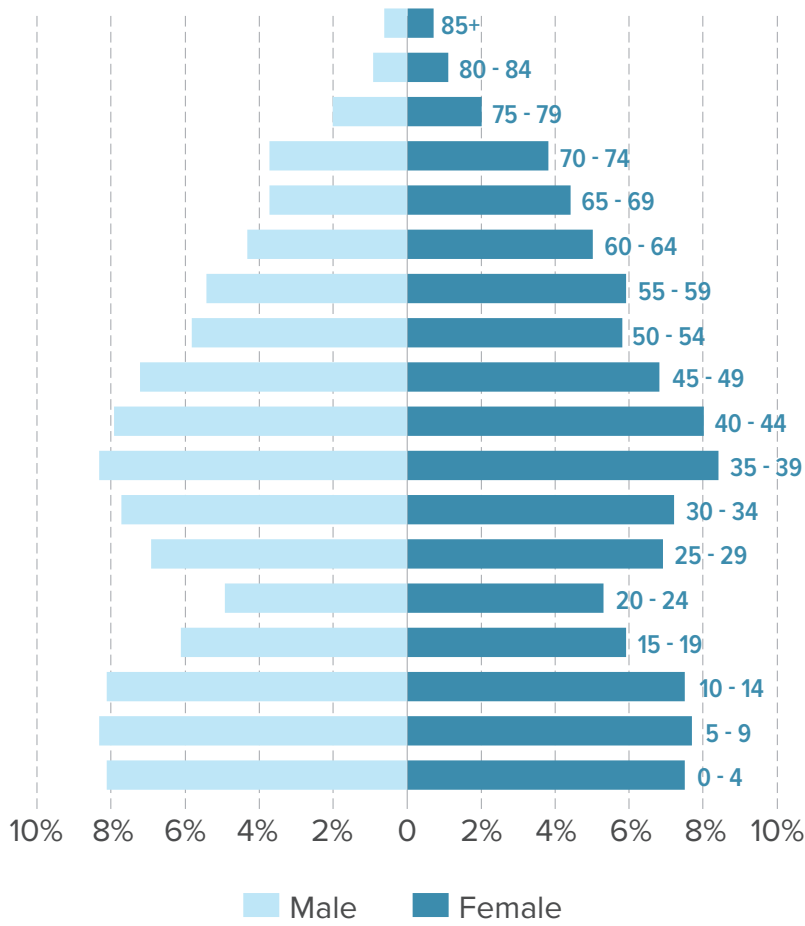


Figure 3.3
Age Distribution

Source: ESRI Business Analyst (2021)



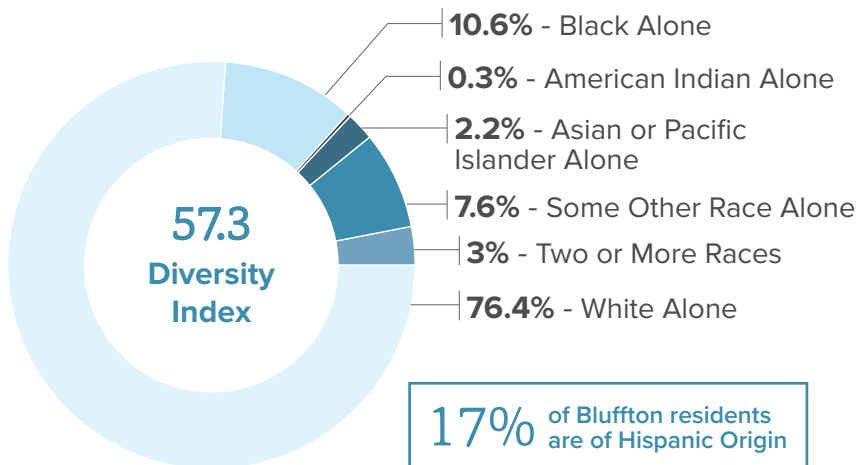
Character Student of the Month



Students
 Low Country Community Church

Figure 3.4
Race & Ethnicity

Source: ESRI Business Analyst (2021)



Event with Town Staff

Population Growth

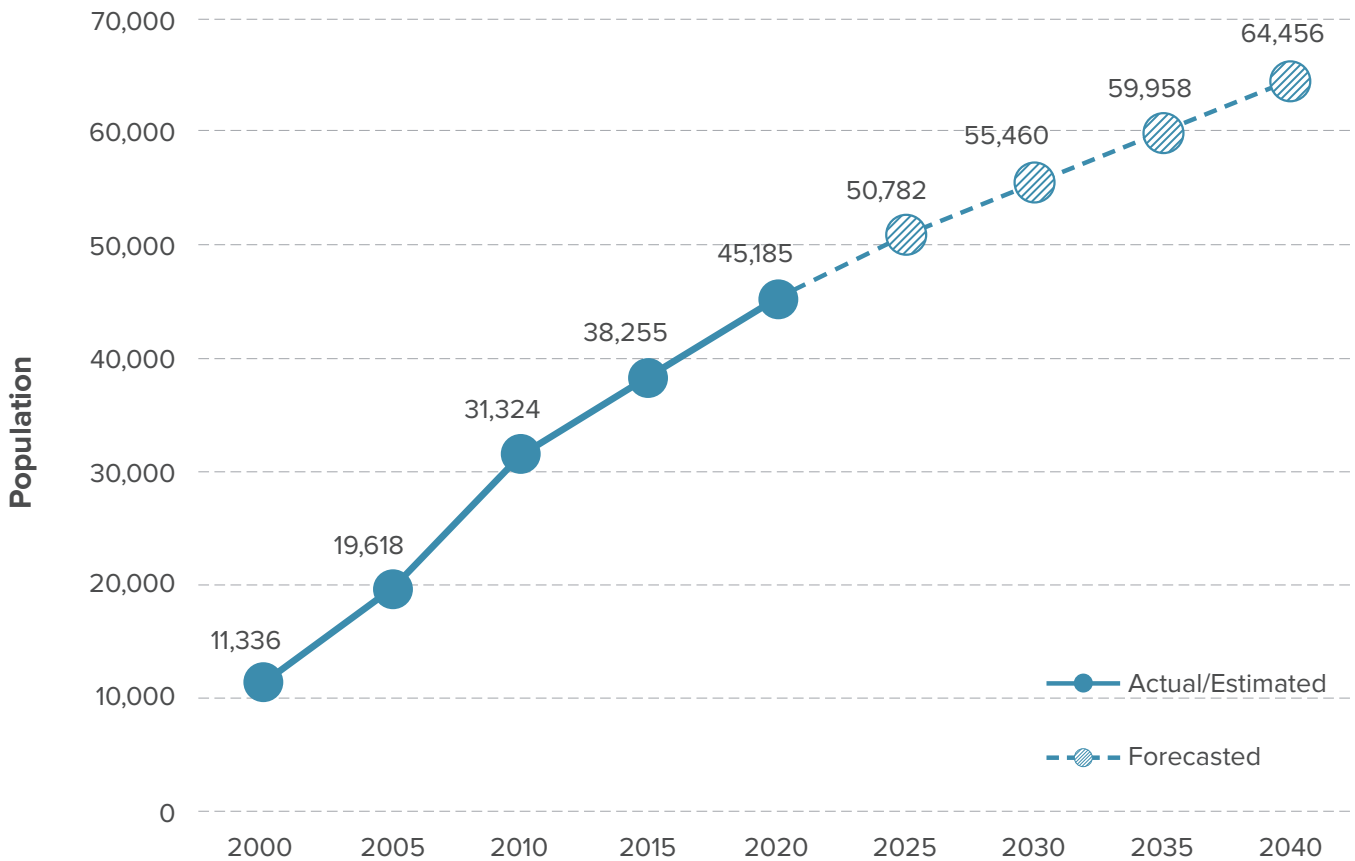
Bluffton is one of the fastest growing municipalities in South Carolina, adding population and housing at exponential rates. Much of this growth is the result of several events including the annexation of Palmetto Bluff in the south and neighboring Hampton Lake and New Riverside to the north and west. Expanding its municipal boundary from one square mile at its earliest to approximately 54 square miles today has made Bluffton one of the largest cities in South Carolina by land area. Although the city has annexed and absorbed much of the surrounding land available several gaps of unincorporated Beaufort County still exist within its boundaries.

Bluffton and surrounding Beaufort County shows no signs of slowing down with a projected study area population of 64,456 in 2040. If this number is correct, the study area will add 19,000 new residents within the next 20 years. As the projected population map indicates, most of this immediate growth will not take place in Palmetto Bluff to the south, but in Riverside, Village at Verdier, and Buckwalter Place PUDs to the west. Identifying current programs and housing that can limit migration and displacement and help keep existing residents within these PUDs needs to remain a priority. In addition to supporting existing residents in these areas, building new mixed-income housing is a valuable tool in supporting the diversity and inclusion of new Bluffton residents in all neighborhoods.

According to Figure 3.5, the study area’s total population was 45,185 in 2020, a 44% increase since 2010 (Pop. 31,324), and a 300% increase since 2000 (Pop. 11,336). The population of

Figure 3.5
Study Area Population Trends & Forecast (2000 - 2040)

Source: US Census, ESRI Business Analyst, Lowcountry COG, Kimley-Horn



Projected Population Growth by Census Block Group (20



Legend

- 0.77% - 1.61%
- 1.62% - 2.67%
- 2.68% - 6.74%
- 6.75% - 9.15%
- Town boundary
- Study area boundary
- County boundary

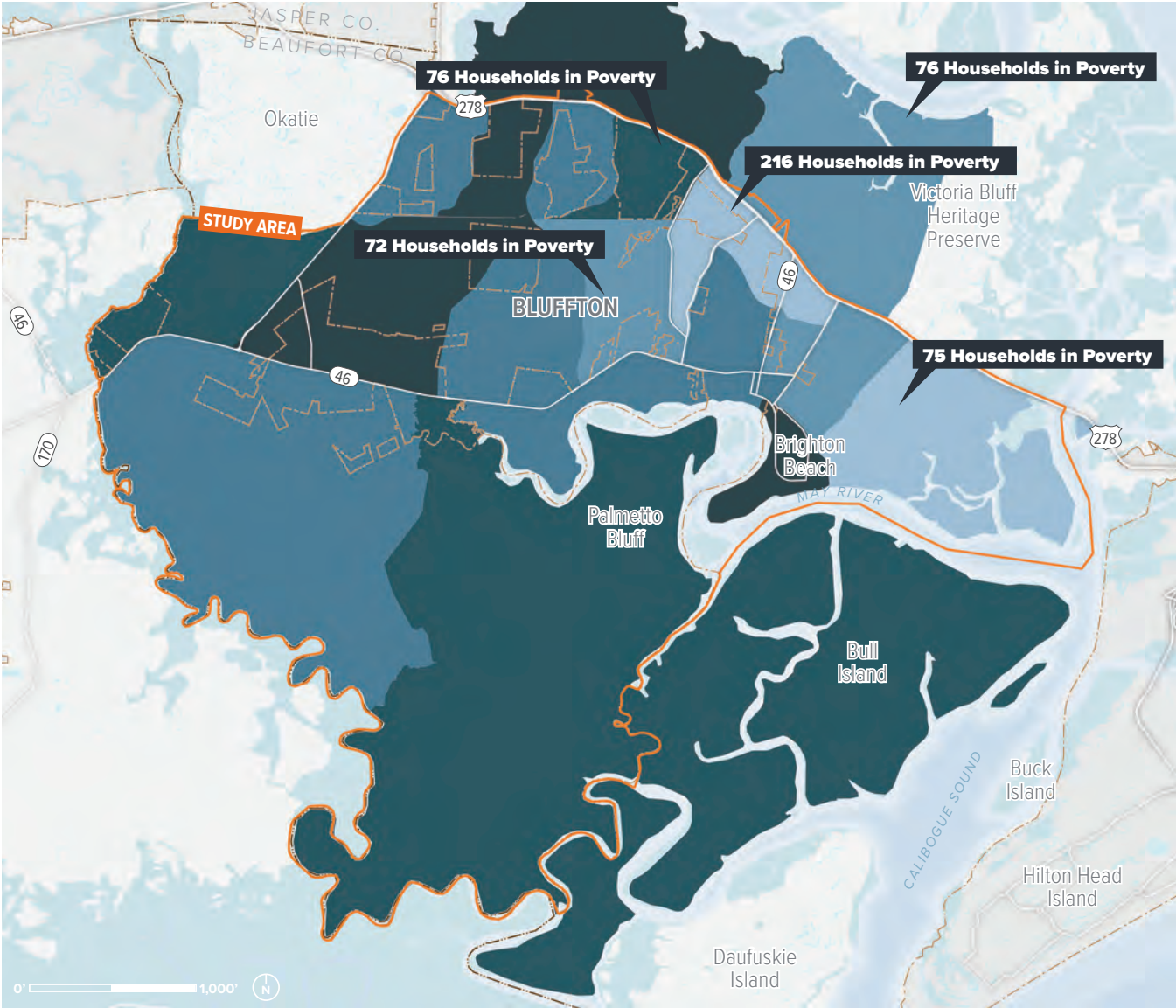
Source: ESRI Business Analyst (2021)

Population in Poverty

Bluffton’s demographics show significant housing and population increases from sustained growth. However, in many communities, the manner or benefits of this growth are not distributed equally or equitably throughout the community. While many Bluffton residents work in white collar trades, almost 50% still work in retail, hospitality, or construction industries. In addition, many Bluffton residents commute to places like Hilton Head Island to work in similar entertainment and/or service industry jobs. The resulting lower pay, combined with inflated costs for housing and transportation, illustrate the burden of living in a rapidly growing community like Bluffton.

As the map on the following page shows, while all census tracts in Bluffton exceed South Carolina’s typical median income, several pockets of poverty still exist in some locations. Poverty thresholds are a federal poverty measure. The calculated dollar amounts are used to help determine if persons or households are eligible for subsidized services like affordable housing units in Bluffton. While the causes and thresholds for poverty can vary by location, moderate increases in poverty rates across the United States pose significant challenges for any area including Bluffton. In addition to location, social and demographic influences can also exacerbate many issues surrounding poverty. Minorities frequently bear unequal burdens of poverty when compared with other races. Hispanics and Blacks have the country’s highest poverty rates of 17.0 and 19.5 percent, respectively.

Increased attraction to Bluffton will persistently place leaders and stakeholders in the region in the position of maintaining elevated levels of growth and prosperity. This demand will place consistent downward pressure on less educated and affluent residents who may work in construction or hospitality sectors. Without proper planning, increasing housing and transportation costs will make Bluffton less diverse and affordable to only a few families and individuals.



Legend

- \$100,100 - \$126,300 [Dark Blue Box]
- \$77,040 - \$100,000 [Medium-Dark Blue Box]
- \$66,090 - \$77,030 [Medium Blue Box]
- \$57,540 - \$66,080 [Light Blue Box]
- \$50,090 - \$57,530 [Very Light Blue Box]
- Town boundary [Dashed Orange Line]
- Study area boundary [Solid Orange Line]
- County boundary [Dashed Grey Line]

Source: ESRI Business Analyst (2021)

RECOMMENDATIONS

Objective P1. Coordinate the Provision of Human and Social Services Within the Community

P1.1 Foster alignment between local non-profits to inventory community and social services. A diverse community requires a mixture of services and programs. Many educational or social service programs exist throughout Bluffton and the County. These programs are key elements in supporting all existing families and residents. The Town of Bluffton should work to better understand what programs and services are being utilized by its residents. Inventorying resources available help identify gaps in coverage, creating opportunities for the expansion of services to residents and neighborhoods whose identified needs have not yet been met. The creation of a clearing house agency or non-profit alliance that could lead the coordination and distribution of funding and/or information for all non-profit services in Bluffton should also be considered. This will help reduce redundancy and increase efficiency by fostering information sharing and alignment between groups and programs with similar missions and functions.

Objective P2. Support Diversity, Equity, and Inclusion in All Town Functions

P2.1 Support equal engagement opportunities for all groups, citizens, and stakeholders to increase reach, inclusion, and community connections. Bluffton is a diverse community which requires it to have a diverse set of groups and programs dedicated to supporting the inclusion of all residents in Town functions. The first step in building Diversity, Equity and Inclusion (DEI) is regular meetings with existing government departments and committees to build a collective understanding about the community’s core values around diversity, equity and inclusion. This includes an assessment of current DEI practices and facilitation of any necessary workshops, training or education on DEI initiatives.

The second step is ongoing community engagement, this will include the development of specific resources, meetings and programs dedicated to reaching and communicating with minority groups and organizations throughout the community. This process could include meetings with and input from all minority residents including Black and Hispanic residents and business owners. Engagement and communication with each group should include a clear framework and mechanism for gathering feedback, documenting comments, and responding to concerns.

“
Continue to value diversity—it’s what makes Bluffton special.
”

“
I love the small town feel and how kind the people are.
”

“
Make it a destination for employers to invest and for families or diverse cultures to feel welcomed.
”



Related quotes from the Blueprint Bluffton Community Engagement process

P2.2 Engage growing Hispanic Community to provide opportunities for ongoing discourse. Bluffton has a growing Hispanic population with 17% of residents in the project area identifying as Hispanic or Latino. Opening opportunities for engagement and dialogue with this cohort will help support diversity in all future Town actions and functions.

P2.3 Continue to provide basic Town information in both in English and Spanish. According to 2020 American Community Survey (ACS) Data, 10% of Bluffton residents list Spanish as the primary language spoken at home. The Town of Bluffton’s website can be converted to several languages including Spanish, increasing access to information for residents whose primary language is not English. Continuing to provide translated material and hire bilingual staff helps reduce discrimination and improve communication with all of Bluffton.

P2.4 Continue to assess and implement necessary Town equity, diversity, and inclusion practices. The Bluffton Covenant maintains “that social, cultural and economic diversity and inclusiveness are the essence of our community.” Options to increase and implement more diversity, equity and inclusion practices may include some combination of the following:

1. Creation of a Diversity, Equity and Inclusion Committee. The Town of Bluffton lists 18 different government committees but does not have one dedicated to DEI principles. This group would consider policy recommendations related to diversity, equity, inclusion and review proposed legislative actions referred to Council from various Town departments to ensure they are meeting DEI targets and standards.

2. Establish a Chief DEI Officer position within Town government to lead the institutionalization of DEI principles in all Town policies, decisions, and services. The Chief DEI Officer would work across all departments facilitating training and educational sessions with staff on equity and inclusion.

3. The Growth Management Department is comprised of three divisions, including Planning and Community Development. This department is responsible for managing Bluffton’s growth and economic development while protecting the quality of life so dear to its residents. The Planning and Community Development Office administers policies and programs that relate to issues surrounding Historic Preservation, Transportation, and Zoning. Adding Equity to this list of topics under the departments purview would signal an effort to boost planning programs and policies that help build more inclusive communities.

4. Develop a specific program through the Don Ryan Center for Innovation that is dedicated to the creation and/or investment in minority-owned businesses in Bluffton. The program could include access to education, mentors and capital for existing business or new startup ventures.

5. Hire a consultant to conduct a diversity, equity and inclusion workplace assesment or audit that can be developed into an action plan. This process would help analyze Town departments, operations and policies to ensure they are serving all members of the community.

Objective P3. Continue to Provide High-Quality Community Programming

P3.1 Support activities that promote community wide events and celebrations. The Town of Bluffton should continue to champion the creation of high-quality programming and events that welcome and celebrate the cultures of all residents. The Strategic Plan for fiscal year 23-24 describes how the Town will “update, support, and provide policies, programs, gathering places, and events that sustain our vibrant, unique, and authentic community.” Whether sponsored by the Town or in partnership with local businesses, non-profits, and cultural organizations, these events need to be located throughout the community and incorporate diverse programming and entertainment that embodies the various cultures of the community both past and present.

P3.2 Recognize and support heritage appreciation days, holidays, festivals and other events. Diverse residents and cultures are what make Bluffton special. Appreciation and preservation of unique customs and traditions continue in Bluffton through holidays and family friendly festivals like Juneteenth that celebrate Gullah culture and support minority-owned business. Expanding or establishing new recurring events like the Bluffton Gullah Market that recognize and celebrate the area’s history and diversity should remain a priority. Partnerships with groups like the Bluffton MLK Observance Committee and others will be critical in helping to identify opportunities to grow events and programming throughout the community.



Farmers Market



MLK Day



Black History Month Celebration

P3.3 Continue to support heritage and diversity through the future development of interpretive centers and museums.

The Town of Bluffton continues to tell its story through the revitalization of historic structures like the Squire Pope Carriage House and Garvin-Garvey House in the Old Town Historic District. Restoration of historic buildings or the establishment of a new structure can provide space for artifacts, art, and events. Preservation of the community’s historic structures creates opportunities to educate residents and visitors about the cultural history that lies within the Lowcountry. The Town of Bluffton should continue to identify key cultural features, rehabilitate historic structures, and lead fundraising efforts for the development of interpretive signage, public parks and museums that create opportunities to recognize and support Bluffton’s heritage.

PEOPLE I SERVE THE NEEDS OF A DIVERSE POPULATION

RECOMMENDATIONS

P1. Coordinate the Provision of Human and Social Services Within the Community

P1.1 Foster alignment between local non-profits to inventory community and social services

P2. Support Diversity, Equity, and Inclusion in All Town Functions

P2.1 Support equal engagement opportunities for all groups, citizens, and stakeholders to increase reach, inclusion, and community connections.

P2.2 Engage growing Hispanic Community to provide opportunities for ongoing discourse.

P2.3 Continue to provide basic Town information in both in English and Spanish.

P2.4 Continue to assess and implement necessary Town equity, diversity, and inclusion practices.

P3. Continue to Provide High-Quality Community Programming

P3.1 Support activities that promote community wide events and celebrations.

P3.2 Recognize and support heritage appreciation days, holidays, festivals and other events.

P3.3 Continue to support heritage and diversity through the future development of interpretive centers and museums.





Section 3

Economy

Goal: Cultivate a Strong Local Economy

Since its beginning as a small fishing village, Bluffton has evolved into a dynamic community that serves residents, employees and visitors. A diverse local economy allows Bluffton to continue to offer a high quality of life. A place that allows people to live closer to where they work creates a robust workforce that enables the community to grow, remain competitive and become more prosperous. As Bluffton looks to the future, the community must retain existing businesses while attracting and developing new ones that will add to the diversity and sustainability of the local economy. Cultivating a strong local economy is critical to the future vitality of Bluffton.

Bluffton’s ability to attract and retain businesses, support the existing labor force and encourage entrepreneurship should be the foundational elements for the community’s economic development strategy. Creating a strong local economy can’t be accomplished without partnerships. Economic development doesn’t adhere to municipal boundaries and can’t be handled by a single agency or jurisdiction. Cooperation and partnerships with regional and statewide agencies should be a cornerstone of Bluffton’s strategy. Agencies like the Don Ryan Center for Innovation, Beaufort County Economic Development Corporation, and the Southern Carolina Regional Development Alliance, can provide a broader perspective of the economy and have more resources to focus on recruiting new businesses in Bluffton.

The Town of Bluffton and its partnering agencies and nonprofits are well suited to support and grow existing businesses, understand local economic dynamics and spearhead educational and training needs. Bluffton’s resources are strongest through the coordination of efforts, which reduces the duplication of efforts by multiple agencies.

Economic development announcements typically focus on “big wins,” but supporting entrepreneurs and new businesses will be a critical piece of an overall strategy in Bluffton. Actions to support local entrepreneurs and new business creation will include providing access to training, availability of start-up facilities and services and facilitating connections with research institutions, government agencies, and funding opportunities. The results of this effort can elevate the innovation occurring within Bluffton.

Creating a strong local economy in Bluffton also supports a sustainable fiscal future for the community. Residents can live close to where they work, reducing stress on existing local infrastructure, and new non-residential development helps to support a balanced tax base. Actions identified in this Plan promote economic activity in Bluffton that will create jobs, build the tax base and provide desired services for residents, employees and visitors to the community.

DATA & TRENDS

Employment and Key Sectors

Today, Bluffton hosts nearly 12,000 jobs in a diverse range of industries. Education and healthcare comprise the largest share of the local economy, serving the local and regional population. Jobs in finance, real estate and professional services are also commonly represented in the community. Together these employment sectors comprise nearly one-half of the jobs in Bluffton. The community's coastal location and proximity to Hilton Head Island also generates robust employment in accommodations, food services and entertainment.

Residents who live in Bluffton primarily have white collar jobs, which are generally defined as a person working in an office performing professional, managerial, or administrative work. Nearly 60% of Bluffton residents work in white collar positions, compared to 19% that are blue collar (more labor-intensive workers) and 23% in service-sector positions. Slightly more than 20% of Bluffton's jobs are in finance, real estate and professional services, which align with white-collar workers. This indicates that many residents of Bluffton are likely traveling outside of the community for work. Based on commuting pattern data from 2019, nearly as many people travel into Bluffton for work as those who are leaving to access jobs in other areas. The most common destinations for Bluffton residents to commute for work are Hilton Head Island, Burton and Savannah. Commuting patterns, as demonstrated in Bluffton, often indicate a mismatch between the jobs that are offered in a community and the skills and education levels of the residents.

Figure 4.1
Employment Overview

Source: ESRI Business Analyst (2021)



Figure 4.2
Employment Patterns

Source: US Census Bureau, OnTheMap (2018)

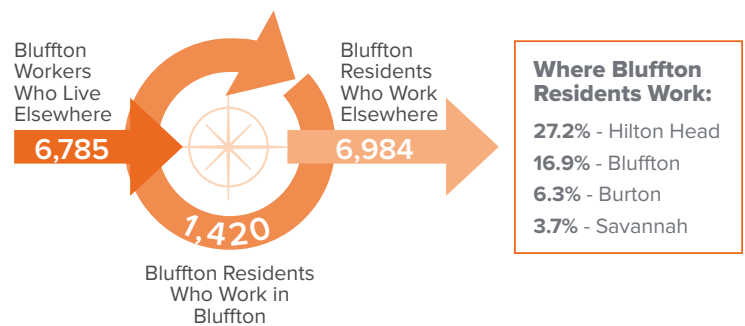
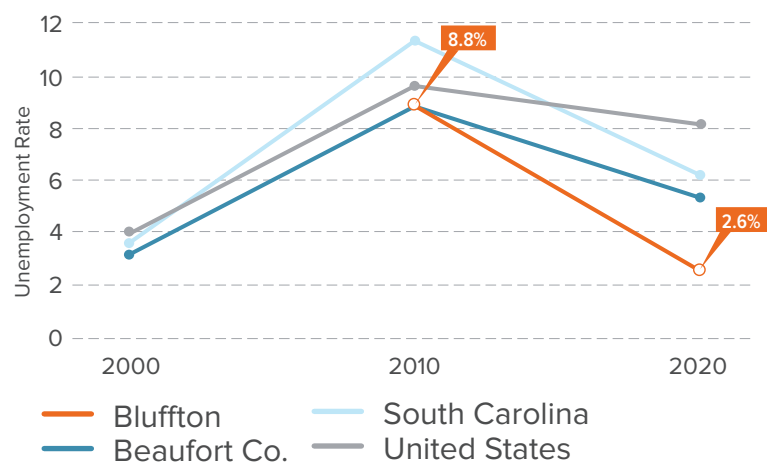


Figure 4.3
Unemployment Rate Comparison

Source: US Bureau of Labor Statistics (2021)



Unemployment

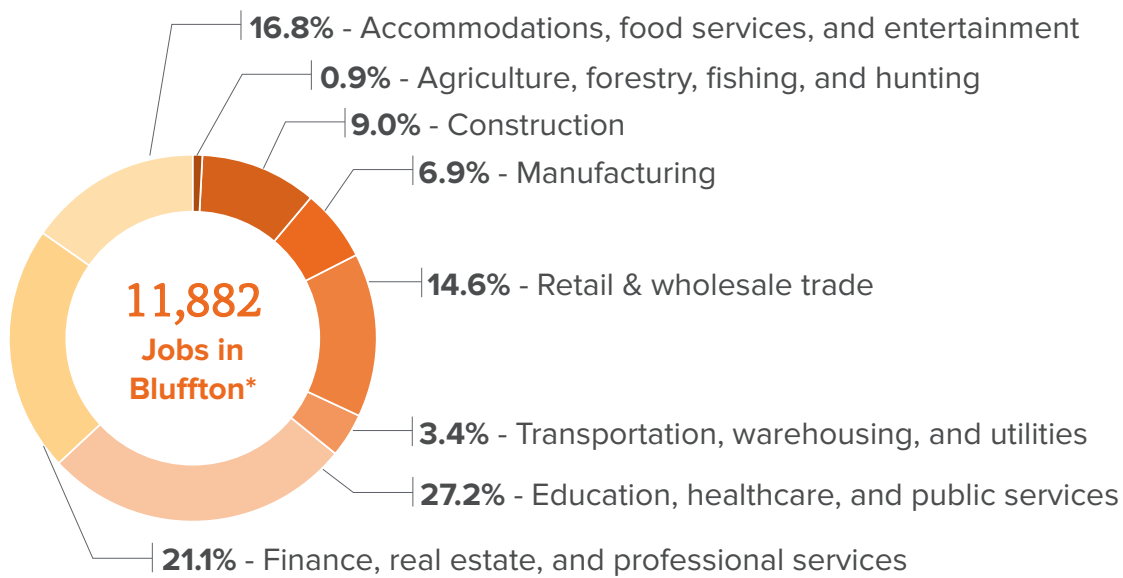
The COVID-19 pandemic began in 2020 and had immediate and lasting effects on the job market across the United States. In areas like Bluffton that are influenced by tourism, job losses in accommodations, food services and entertainment were swift; however, recovery has been strong over the last year.

Job losses demonstrated in the region have mostly been added back to the local economy and unemployment rates are consistent with pre-pandemic levels. The unemployment rate in Bluffton was at 2.6% based on data provided by the Environmental Systems Research Institute (ESRI) in 2021, lower than Beaufort County, South Carolina and the United States.

Figure 4.4

Employment By Sector

Source: ESRI Business Analyst (2021)



*Jobs inside the Town's jurisdictional boundary as of 2021

Figure 4.5

Regional Job Growth

Source: SC Works Labor Market Information (2021)

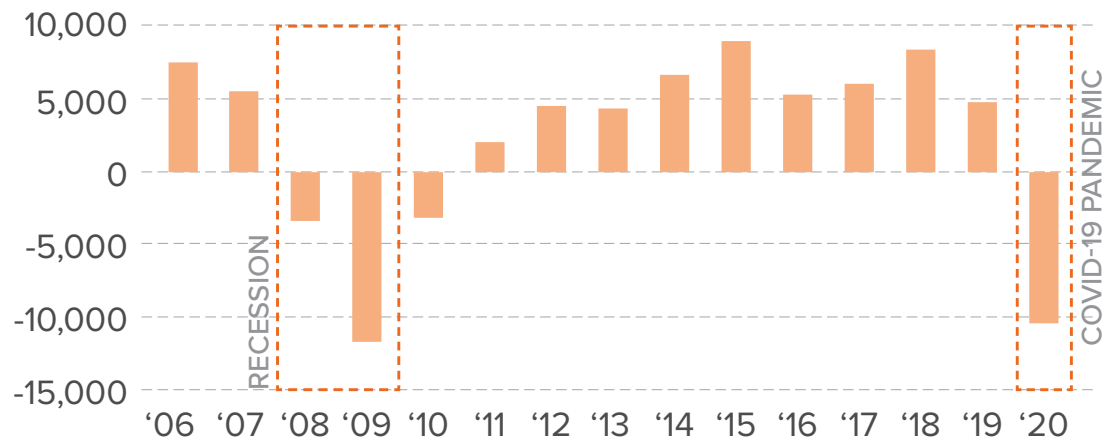
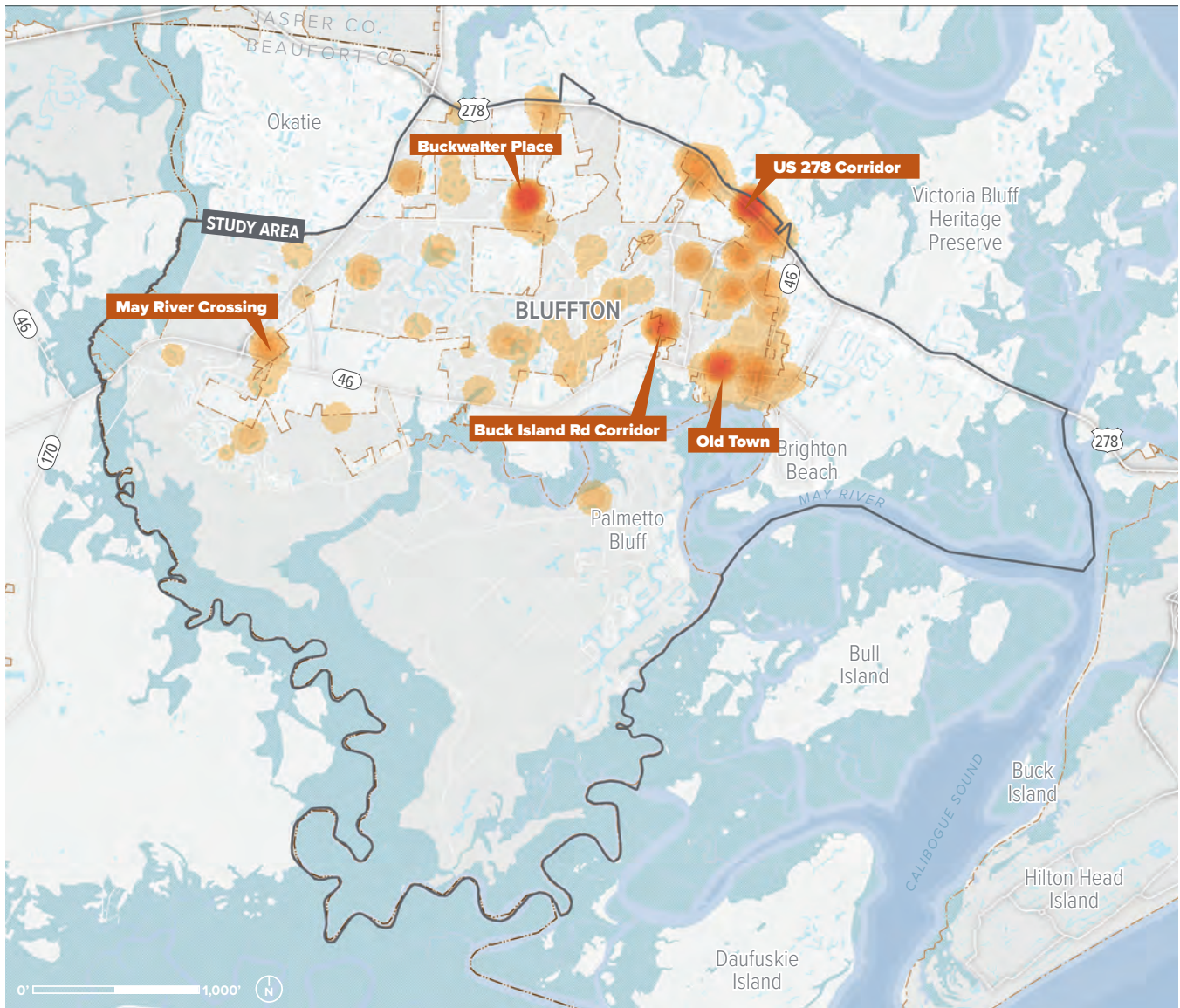


Figure 4.6

Employment Density



Legend

- Fewer Jobs
- More Jobs
- Town boundary
- Study area boundary
- County boundary

Source: Census OnTheMap (2018)

Retail goods and services are an important consideration of Bluffton’s economy, supporting residents, employees and visitors. These jobs tend to cluster along major corridors and key nodes in the Town do to historical growth trends and, more recently, zoning (see figure 4.6).

Retail leakage refers to the difference between the retail expenditures by residents living in a particular area and the retail sales produced by the stores located in the same area. If desired products are not available within the area, consumers will travel to other places, or use different methods, to obtain those products. Consequently, the dollars spent outside of the area are said to be “leaking.” If a community is a major retail center with a variety of stores, it will be “attracting” rather than “leaking” retail sales.

Figure 4.7

Study Area Leakage Analysis

Source: ESRI Business Analyst (2021), Kimley-Horn



STUDY AREA

Stores sold
\$831 million

Customers spent
\$510 million

Retail surplus of
\$321 million

Source: ESRI, Kimley-Horn

The Study Area Leakage Analysis graphic above shows the most recent data on retail sales and consumer expenditures in Bluffton. The Town had an annual surplus of \$321 million, meaning consumers were attracted from outside the community to spend money on local retail goods and services. The numbers are not meant as accurate accounts for individual stores, but taken as an aggregate, they provide reasonable estimates of expenditures and sales. Equally important, this type of data is reviewed by national chains when deciding whether to move into a new area.

Many of Bluffton’s retail sectors are reported as “oversupplied,” meaning they are attracting sales from people traveling in from outside the community. The surplus in the community is largely related to tourism driven by Bluffton’s location on the coast.

RECOMMENDATIONS

Objective E1. Spur Local Entrepreneurship and Innovation

E1.1 Inventory and promote commercial spaces available to host small businesses. Speculative development within the retail sector increased significantly in the Lowcountry over the last decade. The COVID-19 pandemic and related economic shutdowns, coupled with a rise in online fulfillment, dealt a significant blow to the sector. Vacancy trends have steadily increased as a result, especially among older spaces or products. To address the trend, proactive communities are reviewing their existing code to remove boundaries for potentially “non-traditional” tenants like co-working spaces, day care centers, fitness centers, educational services, and health care facilities. The Town’s significant investment in “startup” enterprise can be better met with space and/or real estate options to improve local scalability.

E1.2 Review the Town zoning code to provide flexibility to accommodate mixed-use place creation that is attractive to young professionals. The 2011 Unified Development Ordinance (UDO) regulates use standards through approved zoning districts and the zoning map. The code reflects the diversity of building eras and development types in Bluffton. The Town, through the update to the UDO, has moved beyond the traditional, Euclidean

approach to municipal zoning and incorporated several mixed-use districts. Allowing for an integration of complementary uses increases the amenity value or potential for future development sites and, thusly, increases the value of development. The Town should continue to support the proliferation of mixed-use activity nodes across Bluffton through a review the code with respect to redevelopment or in-fill projects. The purpose of the review is to ensure there is a pathway for additive, mixed-use development especially in commercially zoned portions of the community.

E1.3 Expand financial incentives to support small, local businesses. The Town is committed to expanding the opportunities and growth potential for small business. Businesses with ten employees or fewer account for a significant portion of overall economic growth. The Don Ryan Center for Innovation aids startups with a three-step Incubation Program Process including: pitch, support and launch. Like other successful incubators, the program’s services are heavily weighted to the “initiating” steps of business formation. Bluffton can take full advantage of this program, and aid with small business growth generally, by experimenting with direct or indirect assistance programs for local business. The Town should continue to support the work of the Don Ryan Center and proactively pursue external grants and/or funding opportunities for its operation and growth.

“ The businesses are locally owned. I don’t want these small businesses to be priced out by chains that have the capital to pay exorbitant rent. ”

“ All kinds of businesses and industry is accessible here. Don’t have to travel far for anything you need. ”

“ There’s no reason why Bluffton can’t be a hub for start-ups! ”



Related quotes from the Blueprint Bluffton Community Engagement process

E1.4 Promote minority entrepreneurship through technical assistance, grants, or other incentives. It is a priority of the Town, and the community, to expand access to business incubation tools and programs. This is especially true for communities where this access has been a challenge in the past. The Town can help minority business owners, or prospective owners, by connecting individuals with existing programs (like the Don Ryan Center for Innovation) or mentorship programs. The Beaufort County Black Chamber of Commerce is an additional resource and has distributed more than \$1.7M in micro loans over its 20 years of operation in the Lowcountry. With 200 members, the group provides training, education and connection to resources for minority-owned small businesses. Founded in 1999, the BCBC has grown to a multi-million-dollar organization dedicated to the economic empowerment of African American communities and small businesses.

Objective E2. Attract New Businesses and Employers to Bluffton

E2.1 Coordinate with local and regional economic development agencies to promote Bluffton as an attractive location for business growth. Bluffton sits within a dynamic economic region that is experiencing significant growth and investment. At the highest scale, the States of South Carolina and Georgia are planning, and/or making, significant investments in infrastructure including the Port of Savannah, Jasper Ocean Terminal, or the 278 Corridor upgrades. Regionally, groups like the Beaufort County Economic Development Corporation work on behalf of the county’s communities to organize, structure and lead economic development efforts across the county. Bluffton operates in a regional economic expansion and can be selective when it comes to industry sectors, site location, and other investment criteria. The Town should better articulate its advantages (in terms of sites, infrastructure, amenities, workforce, etc.) so aligned opportunities

are captured. The Town should host an annual work session with leadership from the Don Ryan Center for Innovation, Town Council and related regional partners to share updates and progress within the Strategic Plan and discuss areas of focus for the upcoming year.

E2.2 Support the implementation of an Economic Development Strategic Plan to memorialize target industries for Bluffton and determine strategies for attraction. Because of regional trends, Bluffton has the unique opportunity to not just attract business but define the types and employment sectors that are most appropriate for the community. Well-considered communities, like Bluffton, regularly engage in economic strategic planning. This process will mine growing regional industries to establish a menu of local target options. The Town can then engage the community and local stakeholders to determine the right attraction strategy moving forward. Because real estate is a primary concern, the Town should work to marry industry targets with future land use planning and commercial property inventories.

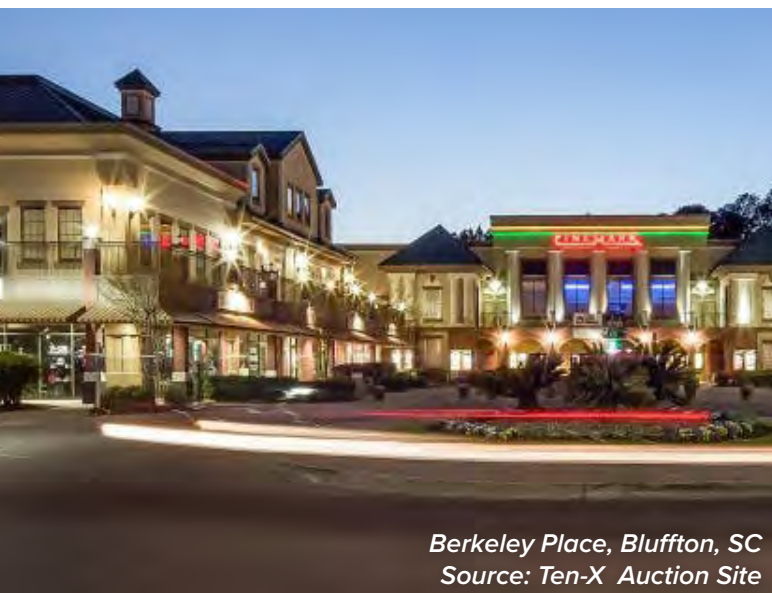
E2.3 Encourage housing diversity to accommodate a wide range of employees. Most of Bluffton’s housing was built over two decades with demand focusing on single-family detached units, which now comprise more than 80% of Bluffton’s housing stock. With prices rising quickly through 2020 and 2021, ahead of regional trends, affordability is a growing concern. At the time of writing, rental vacancy rates in Bluffton hovered around zero, with less than 10 units actively for rent in the Town. The Town will not, and should not seek to, solve regional housing challenges, but by allowing for a wider range of housing types, the community can accommodate more of residents entering the housing market or seeking to downsize. Greater housing diversity will promote more lifecycle opportunities in Bluffton.



Farmers Market of Bluffton



Kroger at Buckwalter Place
Source: Southeastern Company



Berkeley Place, Bluffton, SC
Source: Ten-X Auction Site

E2.4 Maintain an inventory of available commercial space and vacant land that could accommodate new business growth. Nationally, the retail sector was struggling pre-pandemic. COVID-19 only worsened conditions. Bluffton has more than 1.2 million square feet of retail space, and while the sector has outperformed others in the region with respect to vacancy, the Town will be wise to prepare for impacts of rising national vacancy for brick and mortar retail. Tourism is a notable factor in the Bluffton retail market, capturing sales from people visiting the market. With emerging volatility in the segment, it is important for the Town to maintain a clear, live picture of the local market. This includes available, vacant square footage inside buildings and in land. The action does not suggest the Town broker deals, but, while engaging in regional economic development discussions, is aware of local opportunities.

E2.5 Establish financial incentives to attract new target businesses and develop strategies to engage in public-private partnerships. The Town and its economic development partners including the Don Ryan Center for Innovation and the Beaufort County Economic Development Corporation, can play a more proactive role in business / sector recruitment through direct engagement with prospective, private sector partners. Public-Private Partnerships (PPP) are an increasingly common practice for communities like Bluffton and can range from assistance in finding property to “table setting” activities like infrastructure investments.

E2.6 Strengthen partnerships between developers and economic development recruitment to attract key employers to Bluffton. The Town has a strong partner in the Beaufort County Economic Development Corporation. As the lead entity for organizing, structuring and leading economic development efforts on behalf of Beaufort County, the EDC can help funnel prospective commercial

/ industrial developers into the Town. Bluffton can, and has, developed relationships between development partners who understand the community’s goals, aesthetic expectations, and available resources and assets.

E2.7 Engage high tech industries through direct business recruitment. The Don Ryan Center for Innovation identified target industries for the region based on their 2019 Economic Development Strategic Plan. Several high-tech industries were identified through the “top cluster” analysis. These industries include aircraft engine and parts manufacturing, research and development, computer systems design, and others. In total these latent demand industries account for \$2B in potential out-of-region purchases.

E2.8 Prioritize job development for young adults. With several post-secondary and technical institutions clustered around the Lowcountry (University of South Carolina at Beaufort, Technical College of the Lowcountry, Savannah College of Art and Design, etc.), the region is continually turning out young talent into the workforce. The region’s growing industries are mining these institutions, through groups like the Don Ryan Center for Innovation, to meet their growing demands for skilled and motivated labor. Coupling the sector recruitment strategies and housing actions, the Town can attract more young professionals and young families.

Objective E3. Diversify the Town’s Tax Base

E3.1 Adopt fiscal criteria for future land use decisions to ensure financial sustainability as Bluffton’s development pace changes. Bluffton is a relatively young community in its current form. For more than two decades, the Town’s pace of physical development has helped fund needed investments in infrastructure, community facilities and amenities for residents. In 2020, the Town generated 46% of its overall revenue from charges for services or fees related to new

business licenses, franchise fees and/ or permit and development fees. This revenue stream relies on continued and consistent physical growth and development. While the Town, and this plan, do not anticipate any immediate slowdown, the community must be prepared to shift revenue sources as this occurs in the future. Each land use corresponds to a net fiscal outcome for the Town based on the property tax structure.



LOCAL PARTNERS

Don Ryan Center for Innovation | Bluffton, SC

The Don Ryan Center for Innovation (DRCI), formally established as a 501(c)(3) in 2012, was named to honor the passing of Don Ryan, the co-founder of CareCore National (now eviCore Healthcare). Ryan believed that Bluffton and the surrounding region had the potential to become a hub for business. As a champion of the economic development in the region, Ryan moved his company’s headquarters to Buckwalter Place in Bluffton and encouraged other companies to do the same. Around the same time, the Bluffton Public Development Corporation (BPDC) was established, also with the purpose of economic development. In 2016 the two organizations merged to become the Don Ryan Center for Innovation, Inc. To date, the Center has served more than 200 companies.

As land resources become more scarce with slowing growth, it will be vital to connect land use policy with fiscal policy. Communities, like Bluffton, have created tailored development testing models that anticipate the costs of a project (in terms of infrastructure, community resources, facilities, services like policing and fire protection) against the tax benefit (from property, hospitality, or other tax revenue).

E3.2 Create Master Plans for locations that could support future commercial development. The Town should work with property owners and prospective developers of, underperforming or slow to build-out PUDs, golf courses, out-dated retail centers, etc. Land resources are crucial to the Town’s ability to meet its economic goals and diversify its economy. These assets become more scarce with time. With large acreage opportunities, the Town should prepare a vision, outcomes, and (where necessary) a master plan to arrange potential uses, greenspace and infrastructure.

E3.3 Continue to prepare and regularly update a cost-to-serve fiscal impact analysis to better understand and communicate the impacts of growth and development. Bluffton has operated through a period of tremendous growth over the last 30 years. This era of physical expansion has extended infrastructure and grown coverage and labor needs for essential services including police, fire, public services, etc. As growth slows, it will be essential to understand the full cost to serve the system in terms of predictable expenses (public services, regular maintenance, etc.) and less predictable expenses (major infrastructure maintenance, emergency response, etc.). The Town should augment its annual financial reporting with a public-facing synopsis of cost to serve tracking and analysis.

Objective E4. Improve Workforce Development to Attract and Retain Employees

E4.1 Identify and grow relationships with local education partners to offer training opportunities. In their 2019 Strategic Plan, the Don Ryan Center for Innovation identifies the need to “engage secondary and post-secondary institutions” in their mission to train and retain a talented and effective workforce. The Town should continue to support the efforts of the Don Ryan Center for Innovation, forging stronger connections with local partners.

E4.2 Build relationships between local high schools and existing companies to identify workforce needs. The Town should continue to support the efforts of local and regional economic development entities in their shared mission to expose high school-aged students to alternative career paths. Career days, internships and externships, site visits, and other programs help students visualize opportunities within the growing companies around the region and within Bluffton. Conversely, the initiatives also expose educators and counselors to strong career paths for their students.

Objective E5. Continue to Promote Tourism & Hospitality in Bluffton

E5.1 Continue to promote Old Town as a tourist destination. As the cultural and historic heart of Bluffton, Old Town is a primary destination for tourists. The district’s architecture, history and charm cannot be replicated and continues to attract thousands of visitors each year. This popularity can create challenges. Parking, accessibility, and stress on infrastructure can strain the Town, but the benefits from the district far outweigh the drawbacks. The Town should continue to invest in the district to ensure its structures and charm remain and to promote the asset to regional, national, and international audiences.

E5.2 Promote a range of housing options to enable tourism and hospitality workers to live in or near where they work. Job forecasts for the Town and region predict a significant increase in the number of workers employed in the tourism industry. This includes retail trade, leisure and hospitality, real estate and other services. Today the sector accounts for more than 3,000 jobs in the study area and that number could double by 2040. The wage or affordability gap for these industries, however, is also growing. Each year, this workforce is commuting from farther, more affordable destinations around the region. This places stress on infrastructure and adds to regional congestion. Where there are opportunities to do so, the Town should prioritize affordable and diverse housing options to allow a portion of this workforce to live and work within the community.

E5.3 Encourage and support ecotourism as well as cultural and historic tourism. Bluffton’s rich and complex history, coupled with its beautiful setting, make it a primary tourism destination. The Town has well-leveraged this potential in Old Town through historic preservation work, programing, and proactive planning efforts. There is also great potential for ecotourism when considering the delicate ecosystem of the May River Watershed, which has become a sanctuary for shrimp, crabs, oysters, and saltwater fish. Ecotourism focuses on reducing impacts on the natural environment, while cultural and historical tourism can work to preserve and enhance local communities. The Town of Bluffton can embrace both forms of tourism by maintaining a directory for residents and tourists of sustainable operators, hotel properties, and stores that support local cultures and/or stewardship of the May River watershed.



The Store
Source: blufftonsc.com



Calhoun Street, Historic Old Town Bluffton
Source: Bluffton Arts and Seafood Festival



Palmetto Bluff Kayaker
Source: Cottages & Gardens

ECONOMY | CULTIVATE A STRONG LOCAL ECONOMY

RECOMMENDATIONS

E1. Spur Local Entrepreneurship and Innovation

- E1.1 Inventory and promote available commercial spaces available to host small businesses.
- E1.2 Review the Town zoning code to provide flexibility to accommodate mixed-use place creation that is attractive to young professionals.
- E1.3 Expand financial incentives to support small, local businesses
- E1.4 Promote minority entrepreneurship through technical assistance, grants, or other incentives.

E2. Attract New Businesses and Employers to Bluffton

- E2.1 Coordinate with local and regional economic development agencies to promote Bluffton as an attractive location for business growth.
- E2.2 Support the implementation of the Economic Development Strategic Plan to memorialize target industries for Bluffton and determine strategies for attraction
- E2.3 Encourage housing diversity to accommodate a wide range of employees.
- E2.4 Maintain an inventory of available commercial space and vacant land that could accommodate new business growth.
- E2.5 Establish financial incentives to attract new target businesses and develop strategies to engage in public-private partnerships.
- E2.6 Strengthen partnerships between developers and economic development recruitment to attract key employers to Bluffton.
- E2.7 Engage high tech industries through direct business recruitment.
- E2.8 Prioritize job development jobs for young adults.

E3. Diversify the Town’s Tax Base

- E3.1 Adopt fiscal criteria for future land use decisions to ensure financial sustainability as Bluffton’s development pace changes.
- E3.2 Create Master Plans for locations that could support future commercial development, including, but not limited to, underperforming or slow to build-out PUDs, golf courses, outdated retail centers, etc.
- E3.3 Continue to prepare and regularly update a cost-to-serve fiscal impact analysis to better understand and communicate the impacts of growth and development.

E4. Improve Workforce Development to Attract and Retain Employees

- E4.1 Identify and grow relationships with local education partners to offer training opportunities.
- E4.2 Build relationships between local high schools and existing companies to identify workforce needs

E5. Continue to Promote Tourism & Hospitality in Bluffton

- E5.1 Continue to promote Old Town as a tourist destination.
- E5.2 Consider a range of housing affordability to provide options for tourism and hospitality workers to live in or near where they work.
- E5.3 Encourage and support ecotourism as well as cultural and historic tourism.

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Source: Allen Kennedy Photography



Section 4

Resiliency

Goal: Create a More Resilient Future for All

Resilience and sustainability provide a unifying lens for understanding how patterns of growth, development, and daily life within Bluffton can engage with the built and natural environment. And through this lens, the impacts on the community’s overall health, well-being and adaptability to the changing systems in and around Bluffton can be felt, measured and changed. Integral to the Comprehensive Plan and its individual elements, are guiding principles within this section that relate to the major themes throughout the rest of the plan.

This chapter provides resources for the Town of Bluffton to be more resilient in the face of a changing climate. As Bluffton adjusts to increasingly extreme weather events, stresses on public facilities and higher costs of services, there is a growing need to not only plan for these events, but to also reduce their impacts through conscious climate adaptation and resilience planning.

Blueprint Bluffton encourages planning for climate change as a part of a more resilient future. Climate mitigation strategies such as recognizing changing rainfall patterns which require additional storm water management capacity acknowledge the new and growing risks associated with climate change.

Not all consequences of climate change are environmental; societal and economic challenges will need to be addressed as well. Resiliency is having the capacity to respond, adapt, and thrive under evolving systems and changing environment. Understanding the vulnerabilities and being able to respond to those vulnerabilities will strengthen Bluffton’s ability to prepare for and adapt to the stresses placed upon it.

The resiliency element contained within this Comprehensive Plan will guide the Town’s effort to become an equitable, livable community that can respond to both human-made and natural shocks and stressors. This includes displacement and other risks posed by climate change, local and regional changes and public health emergencies. Resiliency includes planning for more severe weather and prolonged heatwaves and planning for economic strength and diversity among all communities within Bluffton.

The State of South Carolina established resilience as a key priority for Comprehensive Plan development. The resilience related narrative, policies, and actions are developed in coordination with partner agencies and with input from residents that aligned with the Town’s initiatives. As with other topics, the Comprehensive Plan provides guidance in conjunction with other regional, statewide, and federal initiatives.

Bluffton, through its actions, seeks to further embed resilience principles into its operations across all departments through collaboration on resilience-driven planning and decision-making.

A challenge to any community is ensuring that adequate resources – water, mobility, energy and communication –become more efficient, sustainable and can recover quickly from actual or expected events. Creating resilient processes, practices, environmental and infrastructure systems within Bluffton and with their partners in the region and state, will help this community better respond to meeting these challenges and impacts.

Planning for a resilient Bluffton involves understanding how the Town adapts, and mitigates risks associated with change – regardless if the change comes from population growth, economic stresses, or environmental stressors like flooding, drought or extreme heat. The ecosystem in which the Town exists is dependent on natural resources. In planning for a more resilient community, the Town must adapt to the constant changing conditions and mitigate damaging impacts on its resources, while striving to find balance to growth. There is also need to balance competing interests between local and regional resilience, which at time can be in tension with one another. The symbiotic relationship between local and regional resilience is part of the key to longevity for the Town. With shifting demographics, changes in the climate, and increased stressors placed on the Town, developing a clear path forward is critical for the Town of Bluffton and the region.

Natural hazards in Bluffton are likely to be flooding, inundation from storm events, and extreme heat. These are all projected to be more severe through the life of this plan due to natural and man-made influences. The increases in these natural hazards will most likely impact low income and Gullah Geechee people more severely than others due to to their proximity to high risk hazard areas and limited resources to mitigate their personal exposure.

Protecting the community’s natural resources such as the May River and surrounding watersheds, tree canopy and wetlands can help to mitigate potential impacts, reduce the net heat island effect of the Town, and help maintain a healthy habitat for wildlife. This can also offer quality recreation space for residents.

This chapter provides an overview of Bluffton’s approach to long-term challenges associated with a changing climate, sea level rise, flooding, land use, population growth, affordable housing, economic and environmental equity, and community health. This is separated into four main resilience recommendations broken out into 39 specific action steps. While the community does face challenges, these strategies can help to address these head on, helping to continue the work of building resilience and sustainability in Bluffton.

Blueprint Bluffton incorporates many guiding principles in support of a culturally, economically, and environmentally resilient community.

PLAN CONNECTIVITY

Resilience, and the related but separate practice of sustainability, is interwoven throughout plan elements. While Resilience is a separate category, its foundational purpose is at the heart of every element of this Comprehensive Plan for the Town of Bluffton. Resilience as it relates to the climate is often associated with acute events (shocks) – like heat waves, heavy downpours, hurricanes, or wildfires – that will become more frequent or intense as the climate changes. However, good resilience planning also accounts for chronic events (stressors), like rising sea levels, worsening air quality, and population growth. A sustainable community considers, and addresses, multiple human needs, not just one at the exclusion of all others. It is a place where people of diverse backgrounds and perspectives feel welcome and safe, where every group has a seat at the decision-making table, and where prosperity is shared.

The Comprehensive Plan utilizes guiding principles as the basis for its goals, recommendations, and strategies. The list below demonstrates how resilience relates to the other elements of the plan:

People

- Strong and vibrant neighborhoods foster social connections and encourage resource-sharing.
- Sustainable neighborhood design or redevelopment integrates green infrastructure, which can reduce watershed impacts, extreme heat, and provide wildlife habitat and recreation space.
- A sustainable community manages its human, natural, and financial capital to meet current needs while ensuring that adequate resources are available for future generations.

Economy

- A more diverse economy is less dependent on federal government funding cycles and less prone to boom-and-bust cycles.
- Encouraging clean and renewable energy industries contributes to local and global sustainability.

- Responsible ecotourism and outdoor recreation-based businesses capitalize on unique natural features and generate funding that can be used for maintaining and expanding public lands.
- Green infrastructure such as parks, street trees, permeable pavements, green roofs, bioswales, and rain gardens help to green the Town and enhance biodiversity.

Natural Resources

- The geographic concentration of more intense uses preserves open space and sensitive natural areas.
- Infill and redevelopment require fewer natural resources for new infrastructure than greenfield development.
- Preservation and conservation of natural resources support resilient and sustainable communities.
- Focusing more intense uses in urban centers preserves open space and sensitive natural areas.

Housing

- Adaptive reuse and renovation use fewer natural resources than new development.
- Concentrating housing near jobs reduces auto travel and decreases the carbon footprint.
- New standards encourage green building and low impact development techniques.

Cultural Resources

- Protecting historic, archaeological, and cultural resources helps sustain the built, natural and cultural environments.
- Renovating historic structures is more socially and environmentally sustainable than replacing them with new development.

Transportation

- Increased options for non-auto travel and mass transit reduce greenhouse gas emissions and reliance on fossil fuels.

Community Facilities

- Sustainable infrastructure systems are high performing, resource-efficient and cost-effective over their lifetime.
- Programming at community facilities can promote environmental stewardship, as well as social and economic sustainability.

DATA & TRENDS

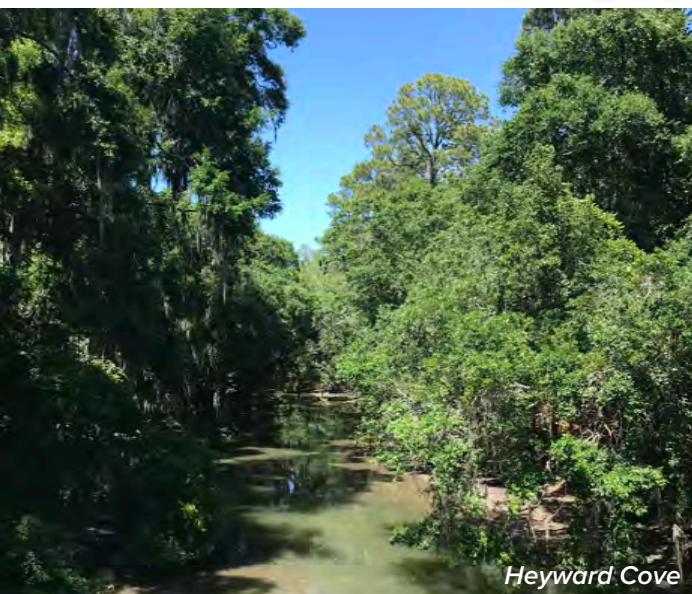
Climate Change

The climate is changing. Bluffton continues to see historic shifts increasing the number of hot temperature days, nights that do not cool, and increased storm intensity. Forecasts predict that even with mitigation efforts, global temperatures will increase and impact both the natural and built environment. While it may be easiest to visualize record days and nights, seasons are also beginning to shift. Summer bleeds further into fall, with fall and winter becoming shorter seasons entirely. While this may be a part of a larger cycle for the climate, it is having impacts on the Town today.

Storms are not uncommon along the coast of South Carolina. Over the past decade there have been 13 named storms that have impacted the coast of South Carolina. While storms have impacted the coast for millennia and will continue, what has changed is the frequency of storms coming before the start of hurricane season, which runs from June through November for the Atlantic. The current cycle we are in mirrors that of the 1950's, where there was a marked increase in the number of formed storms before the beginning of the official hurricane season for the Atlantic. In 2021, 21 named storms developed in the Atlantic, making it the third most active season in the last 150 years. 2021 was the seventh consecutive season with a named storm occurring in May, prior to the season starting.

A changing climate will continue to directly impact the natural resources and way of life in Bluffton. How the Town proactively decides to approach these factors that can contribute to climate change will define what the future looks like for Bluffton. The Fourth National Climate Assessment, Volume II, identified four key items for the Southeastern United States:

- Increased urban infrastructure and health risk are posed by heat, flooding and vector borne diseases.
- Flood risks in coastal and low-lying regions will continue to increase
- Natural ecosystems will be transformed, placing the ecological resources we depend on at risk.
- Economic and health risks will increase for rural communities, especially in the agricultural, timber and manufacturing sectors.



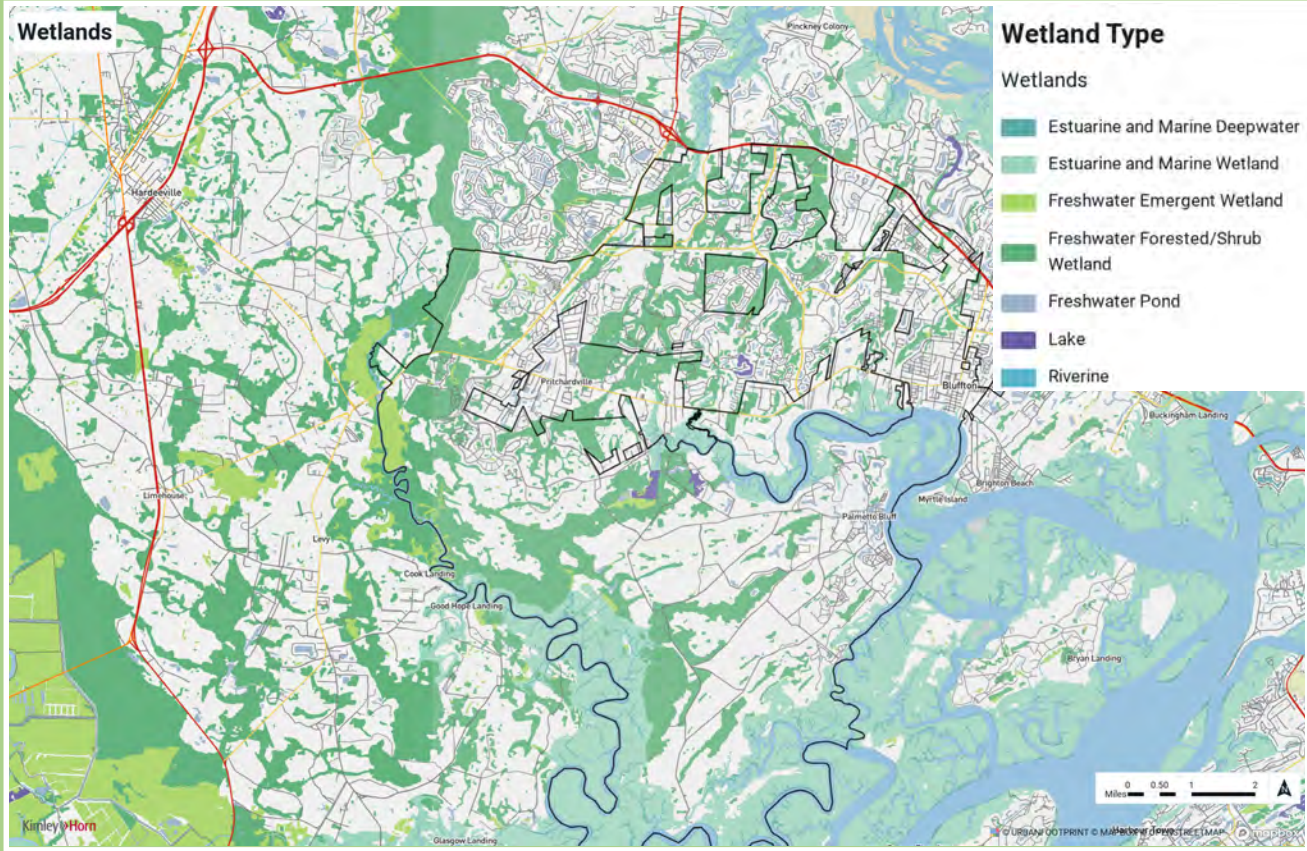
Natural Systems

Bluffton must increase its interest in the Town’s resiliency. An enhanced mindset to include resilience thinking will allow Bluffton to craft an overall strategy on resilience that integrates with regional initiatives. Resiliency does not follow a specific approach, rather it considers three main themes:

- 1. The direct strength of elements - both physical and natural - when placed under pressure.
- 2. The ability of a system to absorb the impact of disruptive events without fundamental changes in function or structure.
- 3. The ability of systems to adjust to provide similar functions at scale.

The natural systems and positioning of Bluffton on the banks of the May River have served the Town well for many years. The high banks or bluffs have provided increased height or elevation above the traditional mean high-water level, a rarity in the Lowcountry of South Carolina. The wetlands that are present throughout the Town not only provide for natural habitat and beauty, but they also have a critical benefit to preventing and mitigating impacts from inundation and storm events. The wetland types found within and adjacent to the Town of Bluffton are found below (see figure 5.1).

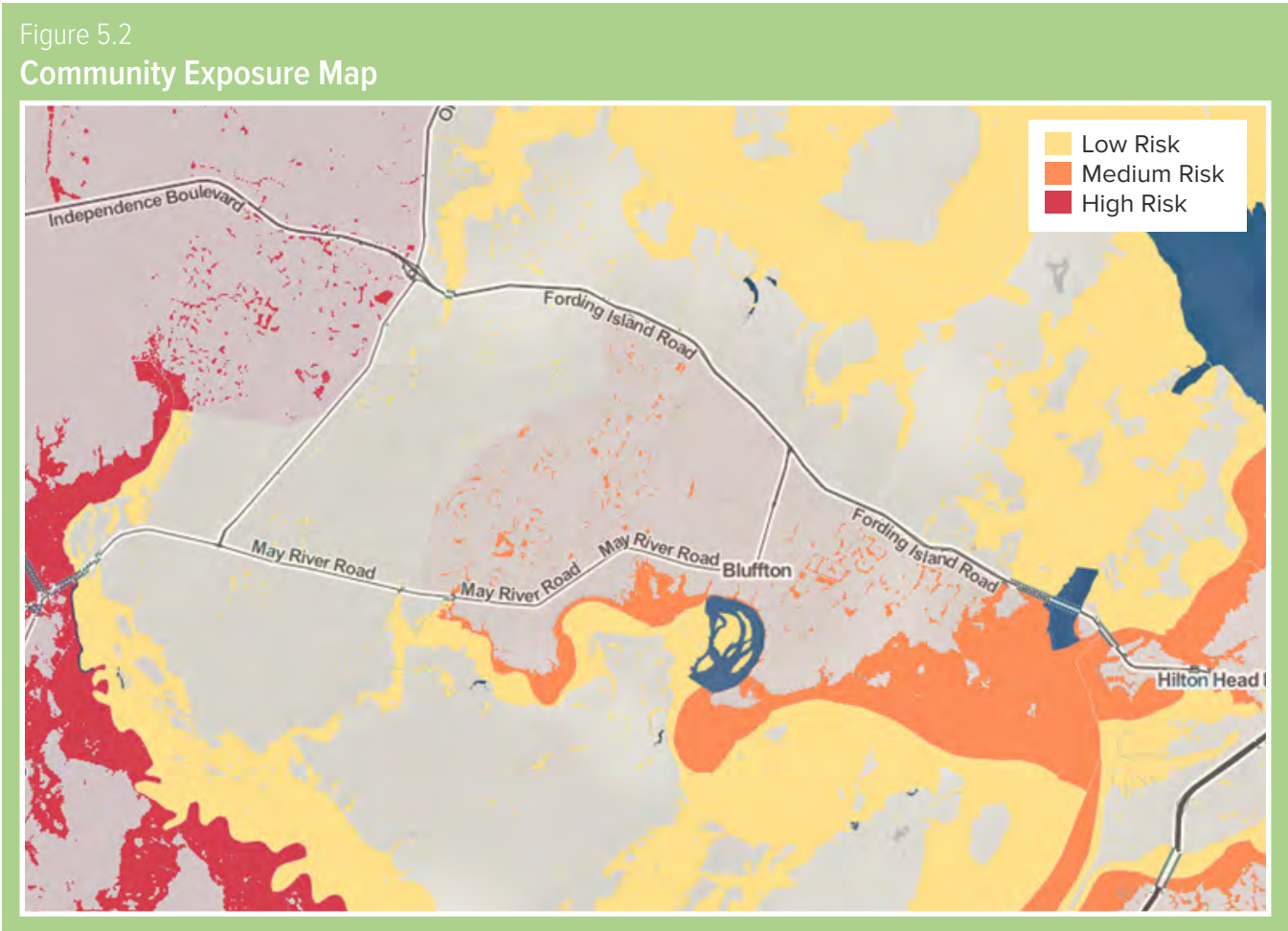
Figure 5.1
Wetlands Map



Sea Level Rise and Susceptibility

With Bluffton being a coastal community, the impacts associated with sea level rise has the potential to dramatically impact the Town today and in the future with continued warming of the oceans. As such and to no surprise, more property and populations will be impacted as a result. The Community Exposure Map (see figure 5.2), shows the impacts to the Town with just a one (1) foot of sea level rise over the current mean high tide level. While not as significant as locations in Jasper County to the west, Bluffton’s population located along the May River faces an uncertain future. The elevation of the bluffs along the river will provide some level of resilience, while the low-lying areas will see inundation over time.

Bluffton area land below 1 ft is colored yellow through red to denote populations with low through high social vulnerability. Social vulnerability (e.g. less access to resources or low wealth) can compound coastal risk. About 130 people in Bluffton live on exposed land below 1ft. Those within the sea islands of Palmetto Bluff and along Brighton Beach are the most vulnerable from an elevation and social demographics perspective.

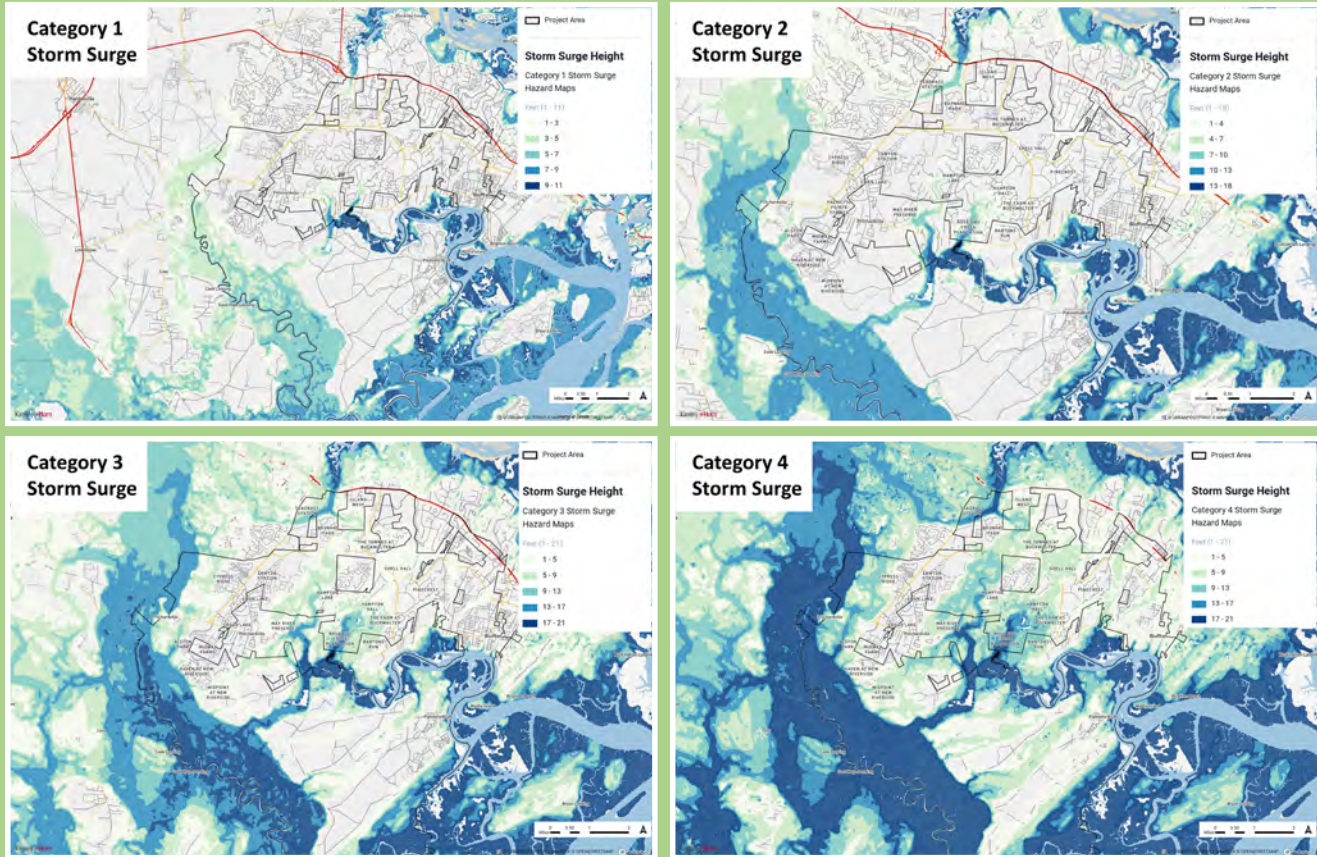


Storm Frequency and Intensity

As storm frequency and intensity increases, preparation for storm surge and extreme precipitation impacting Bluffton, the Town needs to develop operational and maintenance plans for implementation before and after these events. These plans must consider regional and statewide efforts such that duplicative or redundant actions are not undertaken that could draw down limited resources.

The clustering of images below (see figure 5.4) shows storm surge at the Category 1 through Category 4 storm level. It is important to note that these images do not show the compounding impacts that can occur with rain inundation, which can also be associated with storms.

Figure 5.3
Storm Surge Maps



RECOMMENDATIONS

Objective R1. Mitigate and Adapt to a Changing Climate

- R1.1 Develop and implement ordinances that protect cultural resources, sensitive assets, and populations within the Town of Bluffton.** The more that can be codified in an official capacity, the more the practice of resiliency moves from a place of theory to a place of concrete action and practical implementation. Looking at newly adopted ordinances of similar communities in low-lying areas can be helpful for benchmarking and understanding the various ways vulnerable communities are taking action to mitigate and adapt to climate change.
- R1.2 Ensure that all critical facilities, public and private (emergency services, shelters, energy generation, etc.), have access plans that account for more severe storm events, inundation, and long-term sea-level rise.** These access plans should be kept up to date, with awareness of such plans aided by visible references in prominent places at the physical facility (such as a QR code reference).
- R1.3 Strengthen the Town’s Unified Development Ordinance to promote Low Impact Development (LID) and more resilient development in low lying areas.** One component can be standards and requirements for green infrastructure within the Town’s Stormwater Ordinance and Design Manual (SWDM), specifically where Best Management Practices (BMPs) for stormwater management are required. These can further incorporate different green infrastructure components that are both effective and aesthetic and should continually be updated to reflect the current body of knowledge surrounding their use.
- R1.4 Provide green infrastructure incentives to encourage redevelopment and adaptability of existing infrastructure and stormwater facilities not maintained by the Town.** Development of a green infrastructure incentive program for private developments is one option for the

encouragement of incentivizing/initiating new green infrastructure practices. Within the SWDM, the Town can provide a detailed point/rating system that allows for the reduction of SW/GM fees for each BMP within the development parcel. These can relate to volume control, pervious pavers, landscaping, stormwater facilities that are also amenities, etc.

- R1.5 Assess existing Town operating procedures for sustainability best practice implementation and resiliency in continuing operations during disasters and establish new processes and procedures as needed.** This includes a detailed understanding of backup power source need and supply, requirements for continued operation of critical facilities, redundancy of fiber lines for continued communications in emergency events, and transportation network resiliency. Alignment with existing County and Statewide plans is necessary.
- R1.6 Develop a climate adaptation and sustainability plan for the Town.** This process explores what vision of adaptation and sustainability looks like within the context of Bluffton. Precedent plans from comparison communities can provide a great framework to understanding the process, the proper stakeholders, the various plan elements, and best next steps for the Town of Bluffton in the formulation of this type of plan. This process should seek alignment, where possible, with County and State plans. It should also involve private companies and non-profits in order to get buy-in from both public and private sectors.
- R1.7 Implement strategies from Beaufort County’s Sea Level Rise Task Force and continue engagement at a regional level.** Continued engagement could include a representative from the Town participating in the regular meetings of the Task Force or scheduling semiannual coordination meetings to go over Bluffton-specific resiliency actions recommended by the Task Force. Encouraging the County to provide a refocus of this effort should be a priority.

R1.8 Engage with the new State Resiliency Office to establish relationships and continue to engage in resiliency efforts statewide that are appropriate for Bluffton. The newly established office (2020) specializes in both resiliency planning and mitigation against future flood risks. The Office’s Advisory Committee consists of over a dozen different state departments, allowing for a comprehensive perspective on the potential risks to communities like Bluffton and state-level resourcing to combat such risks.

R1.9 Review and update Hazard Response Plan with Beaufort County. Town of Bluffton Emergency Management should coordinate with the County to ensure that the Town’s Emergency Operation Center is properly resourced and prepared to handle hazards of varying scale. The recovery aspect of hazard response should also be examined to ensure the Town has an adequate post-hazard pipeline of service provision and timely restoration of core functions.

R1.10 Review and adopt state Flood Task Force recommendations appropriate for Bluffton. With an understanding that the Task Force focuses on many of the resiliency issues pertinent to Bluffton, adoption of certain recommendations can bring the Town into alignment with State initiatives and funding pipelines. Some topics of interest are the restriction of development in floodplains, the acquisition of repeatedly flooded properties, and incentivizing the restoration of wetlands.

R1.11 Establish a Resiliency Manager position within Town government to lead the institutionalization of resiliency principles in all Town polices, decisions, and services. The Resiliency Manager would work across all departments facilitating training and educational sessions with staff on equity and inclusion. Develop a specific program through the Watershed Management that is dedicated to the creation and/or investment in resiliency principles in Bluffton.



*Hunting Island State Park
Source: Teresa Kopec*



*Bio-Swale Grange Ave, Greendale, WI
Source: Aaron Volkening/Flickr*



*Yolo Basin Wetlands
Source: Robert Couse-Baker/ Pxhere*

Objective R2. Protect and Improve Water Resources and Quality



*L.A. Zoo's Bioswale Median
Source: Ciara Gonzalez*



*Biological Monitoring of the Living Shoreline,
Source: St. Simmons Land Trust*



*Strand Feeding
Source: Eric Horan*

R2.1 Continue developing the Southern Lowcountry Stormwater Design Manual requirements to accommodate more frequent and intense storms and include nature based and Best Management Practices (BMP) design standards. Special attention should be paid to critical thresholds, which are the points at which stormwater infrastructure, particularly outfalls, become very vulnerable. The National Oceanic and Atmospheric Administration (NOAA) provides the Quick Flood Assessment Tool, which calculates current and future coastal flood frequency and its impacts on stormwater infrastructure based on user-defined thresholds. This tool can be leveraged to examine how future storm events in Bluffton could affect existing stormwater infrastructure. Special attention should be given to the critical flooding thresholds that, when surpassed, may compromise the current infrastructure.

R2.2 Partner with Beaufort Jasper Water Sewer Authority (BJWSA) for water & waste water services to all lots currently served by private well and septic systems. This is primarily referring to lots served by private well and septic systems that are currently in unincorporated Beaufort County but may be annexed into the Town of Bluffton in the future. Before annexation occurs, having potable and sanitary services (or a plan) in place to serve such properties allows for future growth that is more resilient and less reactive.

R2.3 Explore effluent reuse opportunities in partnership with Beaufort Jasper Water and Beaufort Jasper Waste & Sewer Authority (BJWSA). In 2019 alone, BJWSA treated 3.6 billion gallons of wastewater from close to 100,000 people and over 3,000 businesses. 12% of the treated wastewater was recycled, irrigating golf courses, farms, and subdivision common areas. One of BJWSA's treatment plants is within the Town of Bluffton. The Town can look into increasing creative and responsible reuse opportunities, partnering with BJWSA to increase their percentage of recycled wastewater.

R2.4 Promote aquifer recharge and limit saltwater intrusion via participation in State Water Planning efforts specific to the Southern Lowcountry with Beaufort Jasper Water Sewer Authority (BJWSA). These two issues can go hand-in-hand as over pumping of coastal aquifers allows ocean water to push inland, even several miles from the coast itself. Three popular methods for aquifer recharge that are worth further exploration are surface spreading, infiltration pits and basins, and injection wells. Furthermore, limiting or restricting the use of groundwater to fill stormwater ponds should be considered.

R2.5 Develop additional shellfish beds in critical areas to increase water quality, protect from erosion, and provide living shoreline opportunities. Shellfish are an essential ingredient in the restoration and maintenance of healthy coastal waterways. They filter nutrients that cut down on harmful algae blooms and recent studies have attributed shellfish with being key components of “bio-remediation” among coastal communities.

R2.6 Educate the public on ecologically friendly landscaping practices. An example of this is the living shoreline approach, which offers a softer and greener alternative to the more stark and grey traditional coastline landscaping approaches (ex: seawalls). Living shorelines use natural materials for aesthetics and stabilization, some of these being oyster shell, wetland plants, coir fiber logs and sand. Town-sponsored demonstrations can be helpful educational measures.

R2.7 Partner with organizations to hold workshops to demonstrate creating transition areas between yards, wetlands, marsh buffers, and living shoreline options. Work with local landscaping companies and nurseries to come up with workshop programming and resources. These entities can act as sponsors to various resiliency initiatives, mutually benefitting the Town’s awareness campaigns and increasing their own business exposure at the same time.

R2.8 Consider the addition of green roofs on Town-owned buildings. Explore the U.S Green Building Council for best practices in green roof implementation. Facilitating a demo green roof pilot on one civic building to begin with is recommended. Locating the pilot project on a building in a public park allows for unique educational opportunity and programming.

R2.9 Review, and update as needed, the Stormwater Ordinance and Design Manual at least once every 18 months. According to a report from the National Science and Technology Council, the amount of precipitation in the most powerful storms in the Southeast has increased by 27% in the last 50 years. Due to the increasing volume of stormwater in these events, continually revisiting and amending the Town’s Stormwater Ordinance and Design Manual is an essential piece of proactively addressing the requirements that act as the first line of defense in extreme weather occurrences.

R2.10 Support efforts to establish volunteer monitoring programs for the May, Okatie, and New Rivers. While the Beaufort-Jasper Water and Sewer Authority provide primary monitoring and regulatory service, encouraging volunteer monitoring programs can promote a civic fabric and grassroots energy that allows for like-minded citizens to connect with one another and further advocacy and momentum surrounding resilience. The Town’s role may be mainly directing interested citizens to appropriate resources at the County or regional level.

R2.11 Assess progress on the recommendations of Environmental and Ecological Assessment of the May River Watershed Action Plan Report and conduct a similar study for comparative purposes to measure ecosystem health of the May River. The uniqueness of the geography and physical composition around the May River make it one of the more diverse ecosystem habitats, with tidal marshes, lagoons, estuaries and



River Aerial
Source: Josh Moore/Upsplash



Green Heron
Source: Edward Cordes



Longleaf Pine Habitat
Source: Steve Moore

beaches all a part of the same system. each with different ecosystem sub-types and possible ecosystem measurables.

R2.12 Implement strategies from the May River Watershed Action Plan update. The May River Watershed accounts for about 39% of the entire Town of Bluffton area, making it a huge piece of the resiliency puzzle. The Action Plan Update, done in 2020, addresses water quality modeling, future methods of bacteria monitoring, policies regarding stormwater treatment, and prioritization of future CIP projects within the watershed. It is also recommended that the May River Watershed Action Plan be updated periodically to address changes and incorporate new best practices.

R2.13 Support Port Royal Sound Foundation efforts to protect the Port Royal Sound region, including the May, Okatie, and Colleton Rivers. The Foundation, which has been in existence for decades, offers a breadth of educational, volunteer, grant/ research, and donation opportunities to go along with a robust advocacy effort surrounding the Port Royal Sound. The Foundation looks comprehensively at the 1,600 square miles of land, marsh and water that make up the Sound, making for a great Town partner at the regional level.

R3. Conserve Sensitive Ecological Resources and Natural Habitats

R3.1 Preserve, protect, and restore the natural environment with emphasis on the conservation of needed and useful resources for the present and future benefit of the entire community. Of importance is breaking up sensitive ecological resources into two groupings – those that need protection/preservation and those needing restoration. The first grouping calls attention to resources before serious degradation or harm has occurred, while the second calls attention to where concerted effort is needed to re-establish a sensitive resource for the benefits it provides both presently and in the future.

R3.2 Promote and adopt ordinances that integrate nature into the community’s design footprint incorporating nature-based design solutions for stormwater management and reducing the heat island effect of the community. This can entail requiring some form of LEED certification for new commercial buildings. It can also explore new Best Management Practices for not only new construction but also retrofits to existing buildings and Town facilities (old and new). Disconnecting impervious surfaces (to slow/divert stormwater runoff) can increase limit pollution reaching surface waters. The requirement of alternative materials in driveways and parking lots can reduce the heat island effect. All are examples that can be explored further and possibly implemented via Town ordinance.

R3.3 Identify and implement strategies for managing natural hazards and increased strains on natural resources, including consideration of climate change-related risk. More science is pointing to climate change as a significant exacerbator of disaster risk. The occurrence of natural hazards revolves less around the question of “if” and more around “when and how often”. One big aspect of managing natural hazards is understanding who the most vulnerable and exposed are within a community and taking inventory of what strategies are in place to assist those vulnerable populations in times of crisis. And conversely, what strategies should exist but currently do not.

R3.4 Bolster the Town’s urban forestry, landscaping, maintenance, and planting program to increase the Town’s tree canopy, provide critical shade, and enhance the ecosystem and habitat in the community. The Town’s tree bank fund can be a powerful driver of a bolstered urban forestry program. Capturing different sources of contribution to the fund is a worthwhile endeavor to set up a strong and sustainable pipeline for public plantings in years to come. Also continue to monitor fiscal and ecological best practices in landscape maintenance,

particularly in Town rights-of-way and larger park properties. It is also important to continue refining regulatory measures that protect existing tree canopy, such as higher tree recompense for tree removal on private property.

R3.5 Plan for and support the conservation of land near rivers and streams and provide for appropriate public access where possible. Undisturbed riparian buffers provide numerous benefits to coastal ecosystems. They are also important to current and future provision of public access to the Town’s water resources, which was one of the highest priorities voiced by the community in the citizen engagement process. Mapping out conservation areas adjacent to water resources can help identify future access points.

R3.6 Facilitate and plan for the conservation and restoration of stream and wetlands within the Town through partnership with local and state agencies, neighborhoods, and landowners. The South Carolina Department of Natural Resources (SCDNR) has several resources for stream restoration practitioners which can be used in gauging what stream restoration projects in the Town could look like. Citizen surveys could be helpful to identify which streams or wetlands have the most perceived need for restoration.

R3.7 Work with POAs to increase the number of trees and shrubbery in residential developments. If not a requirement of code, bringing awareness to the health benefits and property value benefits of enhanced plantings is a beneficial task. The encouragement of new plantings as an integral piece of annual landscape maintenance costs (emphasizing the protection trees provide against flood events) is recommended, particularly in larger POAs.

R3.8 Maximize function of open spaces through a continuous connecting network of wildlife corridors. These can serve a dual purpose, providing natural corridors for wildlife while also accommodating

future pedestrian trails. The thoughtful overlapping, if done well can provide for unique education opportunities/viewing areas that allow trail users to step into an intricate snapshot of the Town’s wildlife. Specific attention needs to be paid to the connectedness of wildlife corridors and limiting man-made barriers to such connection.

R3.9 Develop a tree replanting plan and schedule to replace tree canopy and natural buffers along transportation corridors. Transportation corridors within the Town are one form of scenic resource that contributes to the high quality of life the Town offers. Regularly scheduled inventory should be taken (ideally with a certified arborist) of tree health along important road corridors within the Town. The Town’s annual landscape maintenance budget should build in consideration/forecasting measures surrounding tree replanting trends and anticipated needs.

R3.10 Evaluate and modify, if necessary, the effectiveness of marshfront buffers from both a water quality protection perspective and marshfront migration response to sea level rise. The 2019 Marshfront Management Plan, done by Folly Beach, SC, is a great example of this kind of research. Folly Beach has a very similar topography and marshland prevalence to that of Bluffton, and this document lays out future marshland management techniques while also drawing attention to the upland behaviors that cause marshfront migration and influence the health and well-being of the marsh as a whole.

R3.11 Assess development standards to ensure a diversity of tree species and ages are preserved, as well as understory during development. A key component of resiliency is variety. When saving trees as part of development, much attention is paid to tree size, sometimes at the expense of tree groupings and tree variety. A deeper look should be taken into the tree code, with consideration given to tree-save requirements.

Thinking about the mix of species is important, and a diverse grouping of species should be considered for preservation even if that particular grouping does not contain specimen trees.

R3.12 Assess opportunities to establish and protect wildlife corridors to provide connectivity and opportunity to move away from waterfront buffers. The hard boundaries and protected buffers of water resources result in their utilization as wildlife corridors. In an attempt to promote connectivity to inland corridors, it’s important to think of the Town’s streams and estuaries as connecting bridges between popular wildlife corridors on the coast and inland. These arterial water resources should be monitored and regulated diligently as they are some of the most heavily impacted resources by land disturbance and new development.

R3.13 Update and protect Critical Natural Resources map for Bluffton, coordinate for inclusion on the GreenPrint map with the County and ensure protection for these areas within development plans. The GreenPrint map for Beaufort County has been in existence for more than a decade and continually refines its methods of data capture and visualization. Their current methodology is heavily driven by both data and public input and focuses on the following five topics: cultural landscapes, water quality, critical habitat, resiliency, and open space connectivity. This resource is a strong starting point for public-private coordination in conservation efforts and, if leveraged well by the Town, can increase the Town’s effectiveness in such efforts with the development community.

Objective R4. Promote Renewable Energy

Sources to Power Bluffton

R4.1 Explore opportunities and resources with partner agencies to remove barriers to increase renewable energy use to strengthen and diversify the energy grid to be more adaptable to stresses and shocks placed on the Town. Diversification of the energy grid is particularly important in communities that are naturally exposed to hazardous events. Several state-sponsored efforts are underway to explore this diversification and how to involve local utilities in the process. The Town should seek involvement in steering or sub-committees to understand the regional momentum while being able to voice local concerns.

R4.2 Identify ways to modify Town ordinances to encourage developments that are consistent with LEED standards, including LEED neighborhood Development standards. One benefit of LEED standards for municipalities is that it's not a one-size-fits-all approach but an offering of different tiers of deployment and context-sensitivity. Understanding this to be the case, the Town can explore and experiment with certain LEED thresholds and modify those thresholds based on successful implementation.

R4.3 Modify the development review standards to incorporate green building standards in the development review and approval process. Work with not only the U.S Green Building Council but also some of its partners who have applied their standards in local, coastal settings. Its recommended that a specialist in code review/code writing be a part of the process as well as stakeholders from the development community who can bring knowledge of market appetite, financing realities, building supply-chain issues as a result of the pandemic, and other benefits and challenges of green building standards.



*Pritchardville Elementary School LEED Certification
Source: Jim Foster*



*McNaughtons Solar
Source: The Bluffton Sun*



*City of Columbus Electric Vehicle Fleet
Source: Shellee Fisher*

RESILIENCY | CREATE A MORE RESILIENT FUTURE FOR ALL

RECOMMENDATIONS

R1. Mitigate and Adapt to a Changing Climate

R1.1	Develop and implement ordinances that protect cultural resources, sensitive assets, and populations within the Town of Bluffton.
R1.2	Ensure that all critical facilities, public and private (emergency services, shelters, energy generation, etc.), have access plans that account for storm events, inundation, and long-term sea-level rise.
R1.3	Strengthen the Town’s zoning and development ordinance to promote Low Impact Development (LID) and more resilient development in low lying areas.
R1.4	Provide for green infrastructure incentives to encourage redevelopment and adaptability of existing infrastructure and stormwater facilities not maintained by the Town
R1.5	Assess existing Town operating procedures for sustainability best practice implementation and resiliency in continuing operations during disasters and establish new processes and procedures as needed.
R1.6	Develop a climate adaptation and sustainability plan for the Town.
R1.7	Implement strategies from Beaufort County's Sea Level Rise Task Force and continue engagement at a regional level.
R1.8	Engage with the new State Resiliency Office to establish relationships and continue to engage in resiliency efforts statewide that are appropriate for Bluffton.
R1.9	Review and update Hazard Response Plan with Beaufort County.
R1.10	Review and adopt state Flood Task Force recommendations appropriate for Bluffton.
R1.11	Establish a Resiliency Manager position

R2. Protect and Improve Water Resources & Quality

R2.1	Continue developing stormwater requirements that accommodate more frequent and intense storms that include nature based and best management practices (bmp) design standards
R2.2	Incorporate planning for municipal services to all lots currently served by private well and septic systems
R2.3	Explore effluent reuse opportunities in partnership with Beaufort Jasper Water and Beaufort Jasper Waster & Sewer Authority (BJWSA)
R2.4	Promote aquifer recharge and limit saltwater intrusion via participation in State Water Planning efforts specific to the southern Lowcountry.
R2.5	Develop additional shellfish beds near outfalls into rivers to increase water quality, protect from erosion, and provide living shoreline opportunities.
R2.6	Educate the public on ecologically-friendly landscaping practices.
R2.7	Partner with organizations to hold workshops to demonstrate creating transition areas between yards, wetlands, marsh buffers, and living shoreline options.
R2.8	Consider the addition of green roofs on Town-owned buildings.
R2.9	Review, and update as needed, the Stormwater Ordinance and Design Manual at least once every 18 months.
R2.10	Support efforts to establish volunteer monitoring programs for the May, Okatie, and New Rivers.
R2.11	Assess progress on the recommendations of Environmental and Ecological Assessment of the May River Report and conduct a similar study for comparative purposes to measure ecosystem health of the May River.
R2.12	Implement strategies from the May River Watershed Action Plan update.
R2.13	Support Port Royal Sound Foundation efforts to protect the Port Royal Sound region, including the May, Okatie, and Colleton Rivers.

RESILIENCY | CREATE A MORE RESILIENT FUTURE FOR ALL

RECOMMENDATIONS

R3. Conserve Sensitive Ecological Resources and Natural Habitats

- R3.1 Preserve, protect, and restore the natural environment with emphasis on the conservation of needed and useful resources for the present and future benefit of the entire community.
- R3.2 Promote and adopt ordinances that integrate nature into the community’s design footprint incorporating nature-based design solutions for stormwater management and reducing the heat island affect of the community
- R3.3 Identify and implement strategies for managing natural hazards and increased strains on natural resources, including consideration of climate change-related risk.
- R3.4 Bolster the Town’s urban forestry, landscaping, maintenance, and planting program to increase the Town’s tree canopy, provide critical shade, and enhance the ecosystem and habitat in the community.
- R3.5 Plan for and support the conservation of land near rivers and streams and provide for appropriate public access where possible.
- R3.6 Facilitate and plan for the conservation and restoration of stream and wetlands within the Town through partnership with local and state agencies, neighborhoods, and landowners.
- R3.7 Work with Property Owners Associations (POAs) to increase the number of trees and shrubbery in residential developments.
- R3.8 Maximize function of open spaces through a continuous connecting network of wildlife corridors.
- R3.9 Develop a tree replanting plan and schedule to replace tree canopy and natural buffers along transportation corridors.
- R3.10 Evaluate and modify, if necessary, the effectiveness of marshfront buffers from both a water quality protection perspective and marshfront migration response to sea level rise.
- R3.11 Assess development standards to ensure a diversity of tree species and ages are preserved, as well as understory during development.
- R3.12 Assess opportunities to establish and protect wildlife corridors to provide connectivity and opportunity to move away from waterfront buffers.
- R3.13 Update and protect Critical Natural Resources map for Bluffton, coordinate for inclusion on the GreenPrint map with the County, and ensure protection for these areas within development plans.

R4. Promote Renewable Energy Sources to Power Bluffton

- R4.1 Explore opportunities and resources with partner agencies to remove barriers to increase renewable energy use to strengthen and diversify the energy grid to be more adaptable to stresses and shocks placed on the Town.
- R4.2 Identify ways to modify Town ordinances to encourage developments that are consistent with LEED standards, including LEED neighborhood Development standards.
- R4.3 Modify the development review standards to incorporate green building standards in the development review and approval process





Section 5

Housing

Goal: Diversify Housing Options

Bluffton is a community of neighborhoods. These places, almost as unique as its people, were built across multiple eras and include various styles, arrangements and sizes of housing. Between 2010 and 2020, the residential footprint of the Town doubled, rising to 8,500 housing units with hundreds more approved for the coming years. Following the Great Recession, the Town averaged just under 600 new housing permits per year. Even with the COVID-19 Pandemic causing widespread economic disruption, the Town’s permit pace continued to accelerate. Despite this tremendous growth, the supply of housing in Bluffton cannot meet the demand. Costs are rising quickly across the Lowcountry and very quickly in Bluffton. Affordable properties that do exist are under increasing development pressure and the costs to build newer affordable units will not be profitable without subsidy. The community finds itself at a crossroads.

The conversations with the community raised clear issues with affordability in the Town. Residents voiced their concerns over rising costs and would like to see the Town take a more proactive role in enabling a more diverse and

affordable housing stock. Two recurring quotes summarized the issue: “I would like my children to live here as they enter adulthood” and “I would like to downsize and stay in Bluffton, but it’s a challenge to find this opportunity here.” Affordability is also a regional challenge. Leadership can work with their counterparts across the Lowcountry to reduce the pressure on the Town and share ideas, experiments, and policies across jurisdictional boundaries.

This chapter includes analysis and recommendations related to the inventory and diversity of Bluffton’s housing stock and its relative movement within the housing market. Topics include housing make-up, neighborhoods and planned development, market dynamics, affordability, and several other related subjects. The 18 recommendations at the end of this chapter respond to challenges or opportunities across three related objectives: Add Affordable and Workforce Housing in Bluffton, Expand the Availability of Housing Types to Become a Lifecycle Community, and Protect Existing Naturally Occurring Affordable Housing (NOAH).

DATA & TRENDS

Housing Demand

Strong population growth in Bluffton has created clear and immediate demand for housing. The number of housing units in the Town has nearly doubled since 2010, to reach almost 25,000 units. More than 80% of all housing in the Town are single-family detached units and are primarily owner-occupied. Townhouses and other single-family attached units make up another 12.2% and multi-family units comprise 5.7%.

Sale Volume and Price

As of 2021, nearly 55% of the housing units in Bluffton were valued at more than \$300,000, with a median price of \$316,294. Consistent with national trends, for-sale supply in Bluffton has been constrained, resulting in a sellers' market. Price points have experienced strong increases accordingly. New housing unit sales were 99.9% single-family detached in the last five years. Residents have limited housing options outside of single-family detached units, and increasing prices points are constraining homeownership.

Since the beginning of 2020, more than 56% of all closings were priced above \$350,000, new or resale. Average sales prices have accelerated, exceeding \$400,000 in the last 18 months. Maintaining housing affordability is critically important to the quality of life in Bluffton. Housing affordability plays an important role in quality life by increasing access to housing for a wide variety of households and can influence economic development attraction and retention success by provide housing options for all levels of employees. More than 2,500 households in Bluffton are cost-burdened, which means a household is paying more than 30% of their annual income on housing and housing-related expenses.

Housing Affordability and Variety

When compared to Beaufort County, Bluffton had less housing at both ends of the value spectrum. It has comparably fewer housing units valued under \$150,000 and less valued over \$400,000. This reflects several factors: neighborhoods that host older housing units have not been annexed into the Town, while at the same time, some of the most valuable new developments

Figure 6.1

Housing Affordability

Source: ESRI Business Analyst (2021)

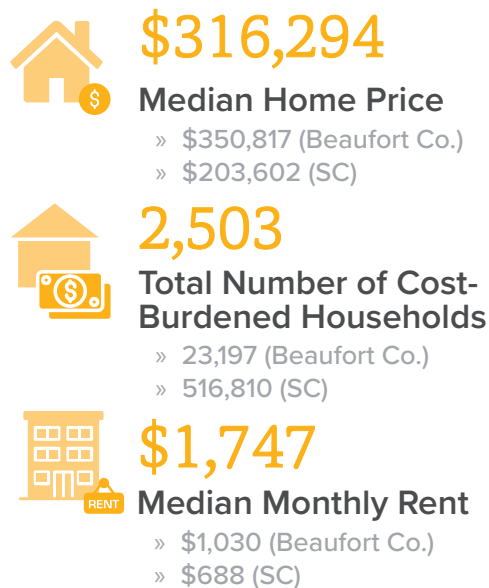
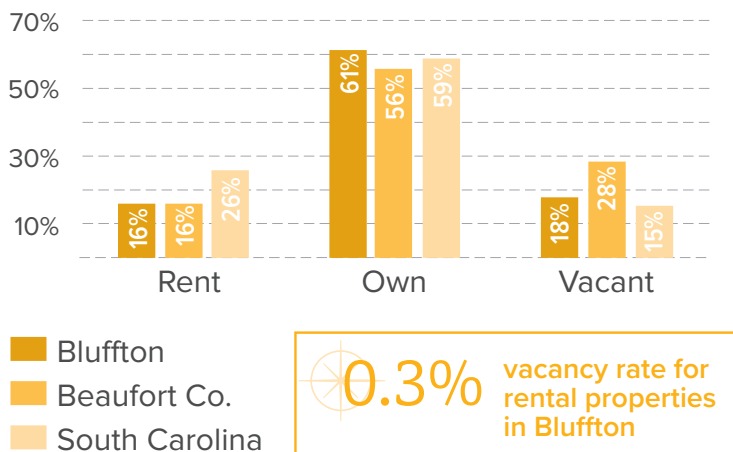


Figure 6.2

Housing Occupancy

Source: ESRI Business Analyst (2021)



have occurred outside of Town limits. It's also important to note that "housing value" does not perfectly reflect sales price. In a market like Bluffton that has experienced strong population growth, high demand can drive cost up faster than values. Most importantly, the Housing Units by Value chart (see figure 6.4) shows the historical attraction and draw of Bluffton in the mid-market. This is the area and the strength of the community that is under pressure from escalating housing prices.

Figure 6.3

Housing Types

Source: ESRI Business Analyst (2021)

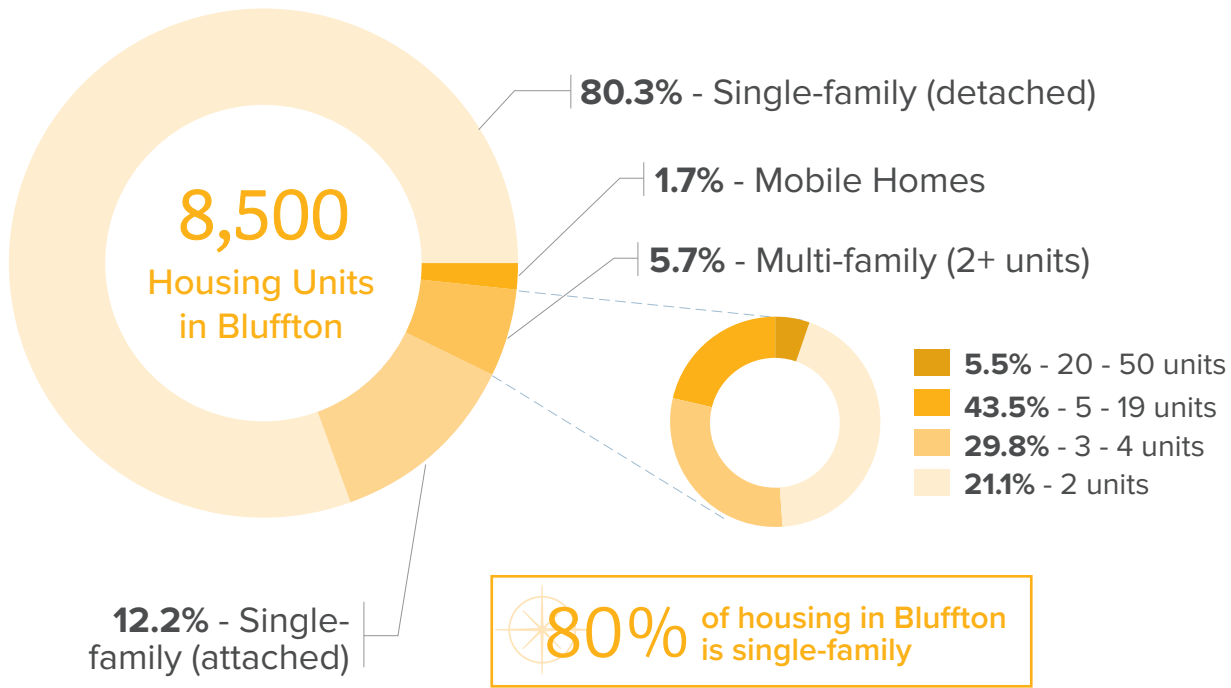
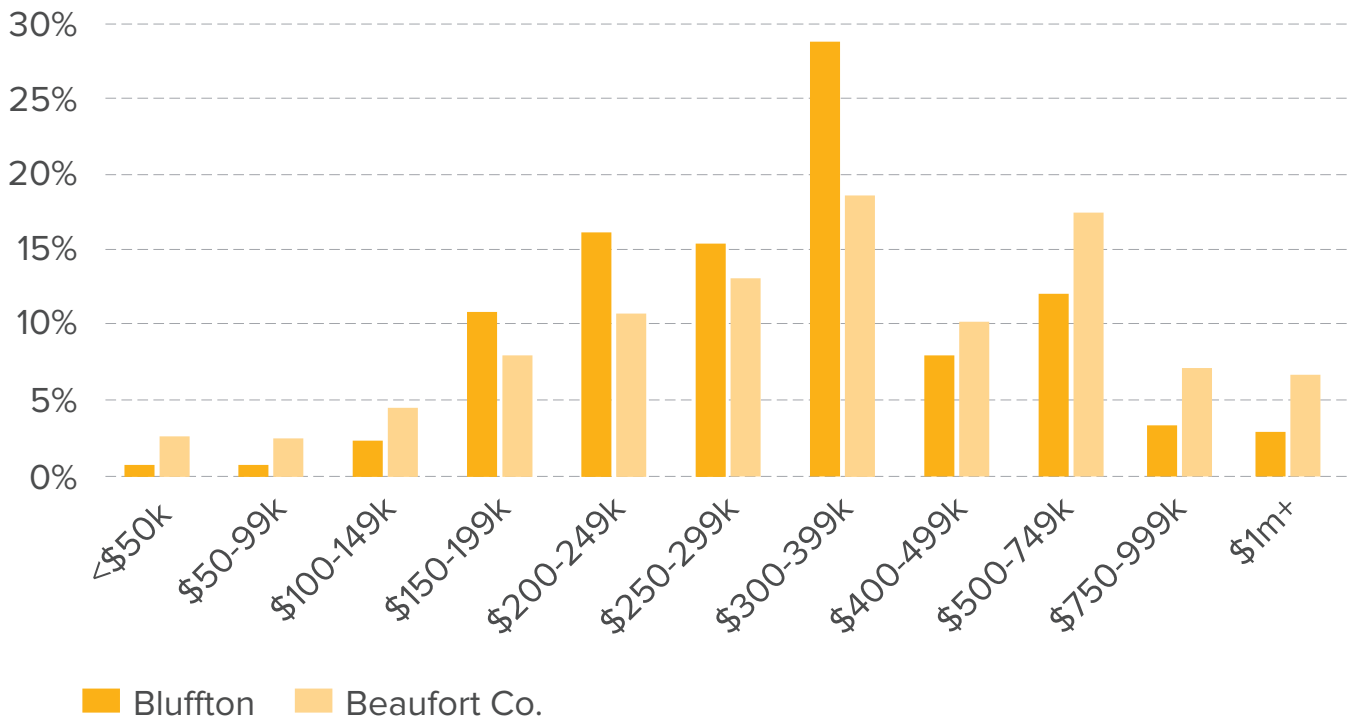


Figure 6.4

Housing Units by Value

Source: ESRI Business Analyst (2021)



Rental Housing Market

Median monthly rent in Bluffton is estimated at \$1,747, higher than \$1,030 for Beaufort County and \$688 per month for the State of South Carolina. Nearly one-half of the identified rental units have been built in the last five years. Representing only 5.7% of the housing stock, multi-family residential rental vacancy rates in Bluffton are exceptionally low, estimated at 0.3%. At the time of this analysis only nine apartment units were available in all of Bluffton. This extremely tight rental market does not allow for inter- or intra-market moves, further restricting residential options.



Rental vacancy rates in Bluffton are exceptionally low, with only 9 units available at the time of analysis, which suggests an **extremely tight market** that does not allow for inter- or intra-market moves, further **restricting housing options**.

Future Market Demand

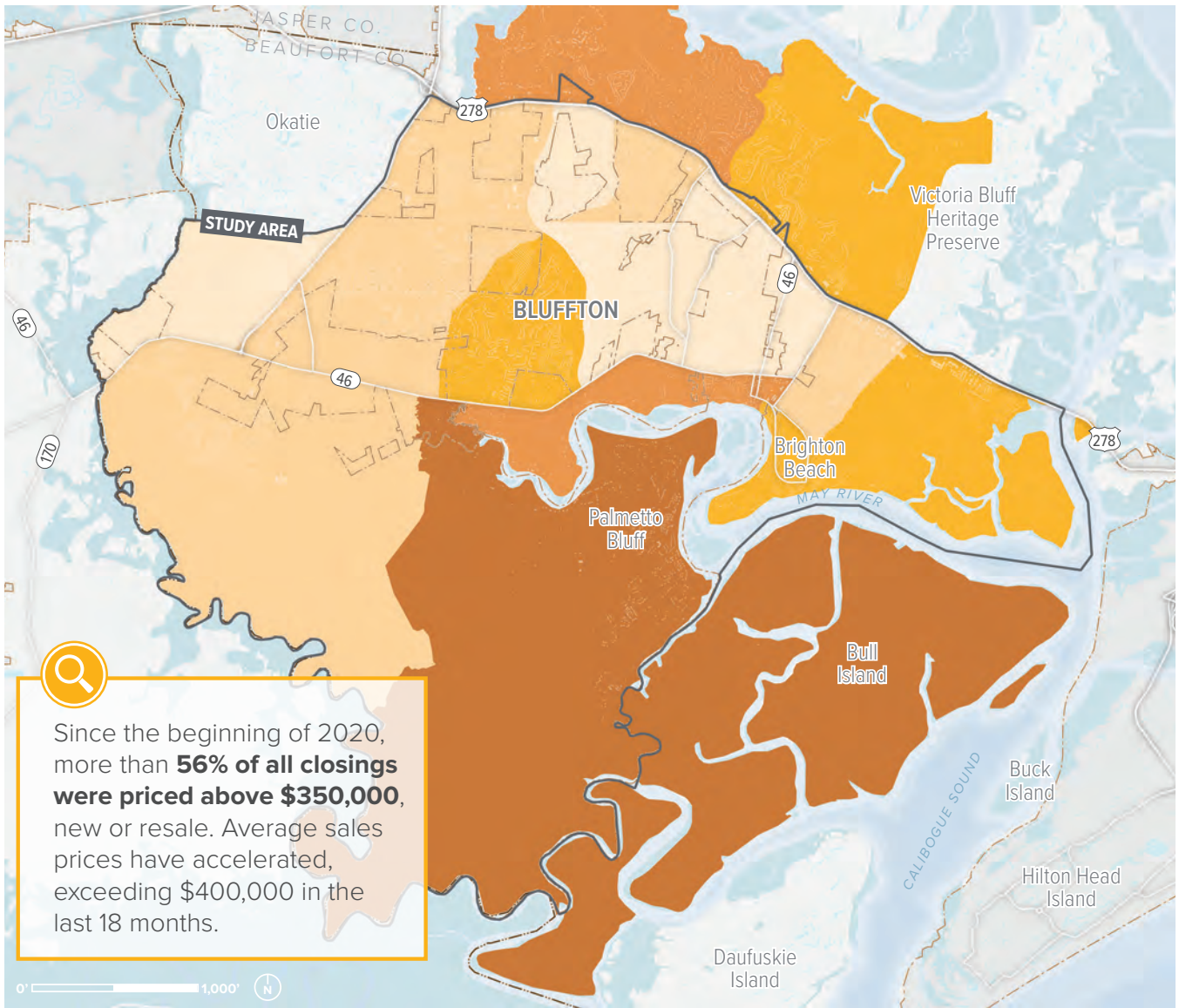
Population in Bluffton is expected to increase by more than 19,000 people over the next two decades. Based on low available supply for both for-sale and rental housing options, demand for housing in the future is clear and immediate. As Bluffton grows, housing options in the community should diversify unit type, tenure, and price point. Owner-occupied housing could support a wider variety of types, including detached single-family, townhouse-style, and condominiums. Smaller infill projects, sometimes referred to as “Missing Middle” housing, should also be supported in areas with easy access to jobs and retail services to maintain the affordability that has been a strength of Bluffton.

Rental housing has an immediate demand projection, particularly given the low vacancy rate of existing apartment communities and the elevated rental rates. With a comparatively newer rental inventory, the viability of constructing apartments has been tested for market-rate communities. Residents between the ages of 65 to 74 represent the fastest growing age group in the area. Housing options that support aging in place will also increase in demand, including active adult units and communities that offer a continuum of care for residents.

Figure 6.5

Housing Market Demand Summary

	Products	Demand Timeframe	Market Considerations
For-Sale Housing	<ul style="list-style-type: none"> • Detached Home • Townhouse • Condominium • Missing Middle 	Immediate	<ul style="list-style-type: none"> • Demand far exceeds supply • Increase for-sale housing options for residents • Adds rooftops to support commercial • Continued build-out of existing PUDs
Rental Housing	<ul style="list-style-type: none"> • Traditional • Active Adult Multifamily • Senior Care 	Immediate	<ul style="list-style-type: none"> • Recent multi-family developments prove viability • Market-rate communities have limited availability • Seniors are the fastest growing age group • Increases options for aging-in-place



Since the beginning of 2020, more than **56% of all closings were priced above \$350,000**, new or resale. Average sales prices have accelerated, exceeding \$400,000 in the last 18 months.

In a market like Bluffton, where demand exceeds supply, new and diversified housing will help to control price inflation, create places that are attractive for a local workforce, and increase rooftops that can attract retail tenants.

It is important to note that according to national real estate preference studies, there is a growing segment of the population that prefers multi-family living, particularly at certain life stages. This includes young professionals, single parents, temporary/part-time residents, and older residents that are transitioning from single-family homes and are seeking less home maintenance. These groups are clearly reflected in the demographic characteristics of Bluffton and are generating demand for a variety of housing types. The low vacancy rate of rental multi-family housing further suggests immediate demand for multifamily living.

Legend

- \$632,600 - \$1,208,000
- \$484,400 - \$632,500
- \$377,700 - \$484,300
- \$298,400 - \$377,600
- \$232,100 - \$298,300
- Town boundary
- Study area boundary
- County boundary

Source: ESRI Business Analyst (2021)

RECOMMENDATIONS

Objective H1. Add Affordable and Workforce Housing

H1.1 Continue to participate in the regional Housing Trust Fund (HTF) to ensure that Bluffton contributes its share of affordable housing to the region. The Beaufort-Jasper Counties Regional Housing Trust Fund was formed to support production and/or preservation of affordable housing across the Lowcountry. Bluffton will be joined by a group of regional communities to address the issue. This includes Beaufort County, Jasper County, Hilton Head Island, the cities of Beaufort and Hardeeville, and the Towns of Port Royal and Yemassee. The Town would support the fund through a 3% contribution to its operating budget and by appointing a Town representative to the board.

H1.2 Foster participation with regional affordable and workforce housing efforts. As average sales prices rise across the region and within Bluffton, the Town is taking a more proactive role to protect and grow its stock of affordable and workforce housing. This is a growing challenge but is also regional in scope. The Town has taken initial

steps to address the issue including its participation in the Beaufort-Jasper Counties Regional Housing Trust Fund. Leadership will continue to participate in these regional discussions, planning and initiatives.

H1.3 Continue to promote the Workforce Homeownership Program. The Town of Bluffton has established the Workforce Homeownership Program to encourage the construction of owner-occupied workforce/affordable housing. The goals of this program are to: create a livable, sustainable community with enhanced quality of life, expand accessibility to quality, affordable housing options for infill development and redevelopment that preserves the Town’s culture, character and history, improve the quality of existing housing stock by offering new options, increase affordable workforce housing within the Town of Bluffton, increase homeownership opportunities to low and moderate income families, and increase opportunities for homeowners to build wealth through equity by offering options to replace manufactured homes with permanent modular constructed homes.

H1.4 Foster relationships with non-profit groups and developers to assist in the development, construction, and/or purchase of affordable housing units. Building housing affordably in a fast growing and attractive community runs counter to the market. Therefore, communities like Bluffton, and its host of non-profits, developers and other community actors, need to access resources to subsidize elements of the development process. This might relate to land costs, materials, permitting, construction, or entitlements. Because each market is different, the approach to building “affordably” is equally tailored. The Town has made significant progress in defining the local and regional needs and in identifying early policies and projects. The Town will continue to build relationships and serve as the facilitator for future deals through the Community Development Office of the Growth Management department.

“ Ensuring affordable housing be mixed with the higher end housing so that there is diversity in our community, not just confined to an apartment complex. ”

“ Would like to see production builders reconsider their variety of housing products. ”

“ Affordable housing is a huge hurdle for continuing smart growth. ”



Related quotes from the Blueprint Bluffton Community Engagement process

H1.5 Coordinate with the Beaufort County Housing Authority to build affordable housing units in Bluffton. The Beaufort County Housing Authority manages affordable public housing and housing assistance programs for low-income families. Authorities serve as the local administrative agent for housing assistance programs funded by the federal Department of Housing and Urban Development (HUD). The Beaufort County Housing Authority manages and maintains 291 Public Housing units and 550 Housing Choice Voucher units across the county. Working with partners like the Lowcountry Housing & Redevelopment Corporation, the Authority can work with the Town to expand and manage new affordable units post-construction or work with the community to facilitate development deals with an affordable component.

H1.6 Continue to dedicate funding to acquire property to be made available to local groups to construct affordable housing units. One way of subsidizing and exerting more control over the housing development process is for the Town to directly acquire suitable property when there is an opportunity. Rather than simply “banking” the land, the Town can issue a request for development proposals for the site and stipulate certain conditions regarding the project including affordability thresholds or unit totals. At the time of writing, the Town was actively engaged in two land deals as described above.



H1.7 Continue to support the Town’s Affordable Housing Committee to assist with coordination and facilitation of affordable housing efforts. The seven-member Affordable Housing Committee is tasked with assisting and advising Town Council on the establishment of affordable housing criteria. This applies to Town-sponsored affordable housing development projects and initiatives as well as defining the Town’s affordable housing goals, guidelines, policies, and funding mechanisms. The Committee was established by a majority vote of Town Council on January 12, 2010. Since its founding, this Committee has been instrumental in crafting policy and priorities to protect and expand the affordable housing units in Bluffton. The Town should continue to support the Committee’s mission and engage the group in Town-wide strategic planning efforts to fund physical projects and/or programs. This can include regular joint work sessions between the Committee and Town Council and Planning Commission, case study visits or excursions for the Committee, and/or expert speaker series focused on the issue of affordable housing in high-demand markets.

H1.8 Identify and eliminate regulatory and financial barriers that can inadvertently discourage the development of affordable housing. Margins for affordable housing construction – even with significant assistance from local, state and federal sources – are extremely tight. The COVID-19 pandemic and related economic shutdowns drove up prices for labor, materials, and development. As a result, the costs for market-rate housing increased significantly. It is imperative for the Town to streamline (as much as it can safely) the permitting processes for affordable projects and champion their delivery publicly.

Objective H2. Expand the Availability of Housing Types to Become a Lifecycle Community

H2.1 Create floating districts for the development of cluster neighborhoods and missing middle housing types. To expand the diversity of housing types and densities the Town should explore and define a floating zone district that clearly delineates the uses and configuration of a “Cluster or Mixed-Housing District”. This district would provide flexibility to potential developers without pre-prescribing an appropriate location for that development through the zoning map. Applicants would have the option to pursue a rezoning, at which time the project would be evaluated against the floating zone standards. The district definition would be consistent with the current districts in the Town’s Unified Development Ordinance, and could include additional requirements related to design standards, affordability thresholds, and other considerations.

H2.2 Encourage housing diversity to accommodate a wide range of employees. The Town is committed to expanding housing options for the more than 6,000+ employees who work in Bluffton but do not live in Bluffton. Accommodating more of these workers locally has the potential to decrease congestion, solidify local workforce needs, and capture more property and sales value locally. The Town can work with prospective developers – especially for large properties where a re-zoning may be necessary – and negotiate the appropriate mix of housing types for planned residential developments. This is a common practice for communities like Bluffton, where there is significant development pressure and limited land resources. Additionally, the Town should continue to articulate its policies and affordability targets through regular strategic planning. This sends a clear message to the development community and removes ambiguity.

H2.3 Encourage lifecycle housing that allows residents to age in place. As communities like Bluffton experience rapid growth in the 65 to 74 age group, there can be a natural stratification of housing types as long-term residents look for down-sizing options and young prospective residents seek to move in. This gradual diversification is the intention of the Town with respect to new housing-focused development programs.

H2.4 Incentivize private sector partners to develop diverse housing options within existing development agreements. Bluffton is unique for its number of Planned Unit Developments (PUDs). A PUD allows development flexibility that improves design, permits a mix of certain uses, and helps preserve natural features. These agreements represent a negotiation outside of the traditional zoning and entitlement path where prospective developers present a master plan for development, access, use-mix, and other considerations. Most developments like these, are built over a decade or more. Over this period, the market can shift and the original plan may need to be amended. As PUD developers re-engage the Town with change requests, the Town can negotiate scaled improvements (affordable unit quotas, sidewalk or path connections, aesthetic improvements, etc.) to the overall plan. Through an ongoing discussion, the Town can ensure these communities continue to grow in a way that is both profitable for developers and helps the Town achieve its goals.

CASE STUDY

Floating Districts | Encinitas, CA

According to the American Planning Association, a floating zone is “a zoning district that delineates conditions which must be met before that zoning district can be approved for an existing piece of land. Rather than being placed on the zoning map as traditional zones are, however, the floating zone is simply written as an amendment in the zoning ordinance.” The City of Encinitas, California is one municipality that has implemented this concept to meet their housing needs. Encinitas has established several floating zones to accommodate a mixture of residential types and to allow for a moderate increase in residential density, while still enabling the city to guide quality development and design that is compatible with the existing community character.

Objective H3. Protect Existing Naturally Occurring Affordable Housing (NOAH)

H3.1 Define naturally occurring affordable housing (NOAH) within the Bluffton context. In pursuit of expanding affordable housing options in the Town, leaders must also proactively identify, and work to protect affordable units already in Bluffton. Around 15 percent of total units in the Town are priced at or below the “affordable” threshold. Affordability, as a measure, is market-dependent and varies from region to region. Generally, an affordable housing unit (whether it is rented or owned) consumes less than 30 percent of the householder’s monthly income. The Town should memorialize its housing affordability index (for individuals and families) and develop an ongoing inventory of the total unit count at or below this figure. Leadership can use this information to set more informed and realistic goals for unit construction and develop a strong case to maintain the naturally occurring stock.

H3.2 Explore the creation of a community land trust in vulnerable neighborhoods in Bluffton. A community land trust provides a vehicle for ensuring affordable housing units remain affordable in the long-term. Effective trusts take ownership of the underlying land and, in some cases, property of an affordable project. The Town should evaluate the trust model as a means for protecting lower income homeowners and gauge its appropriateness in the Bluffton context.

H3.3 Support and incentivize the maintenance of properties that may not qualify for the Neighborhood Assistance Program. The Town’s assistance program has proved an effective and well-utilized tool for maintaining vulnerable, affordable housing stock. The program was created to assist low- and moderate-income residents of Bluffton with property repairs and improvements. This leads to an increase the quality of life for all residents while creating a safer, more vibrant community that retains its character and provides quality affordable housing. To qualify for assistance, households must have an income which does not exceed 60% of the area median income for Beaufort County. The Town should review the number of homeowners and/or properties that may be affected if the threshold were raised. The Town can use this information to better cost-evaluate a fringe increase to the benefit.

H3.4 Partner with utility companies and other entities to assist homeowners in vulnerable neighborhoods to conduct home energy audits to determine ways to cut energy use and costs. The Town actively participates in the federally funded Low-Income Home Energy Assistance Program (LIHEAP). This program helps economically disadvantaged households with their home energy bills and according to the LIHEAP materials, “can help you stay warm in the winter and cool in the summer. By doing so, you can reduce the risk of health and safety problems (such as illness, fire, or eviction).” Communities like Bluffton have built upon the basic LIHEAP program by partnering with regional planning organizations and energy providers. Home weatherization campaigns can assist households with full home-energy inspection, review of attic and wall insulation, air sealing, safety checks on natural gas appliances, natural gas furnace repair or replacement, and/or natural gas water heater repair or replacement.

H3.5 Study and identify programs from similarly positioned communities to protect NOAH in Bluffton. As a fast-growing community-of-choice, Bluffton will continue to struggle to grow its stock of affordable housing. Especially as growth slows, market forces will continue to increase the cost of property and housing in the community. The Town’s location, vibrancy, quality schools and amenities will ensure demand remains high and sales prices climb. This is a shared challenge for communities like Bluffton. The Town should study similarly positioned communities from around the country to better understand the types of policies, programs, and projects those places have funded to protect their stock of affordable housing. The Affordable Housing Committee can be tasked with compiling the best practices and presenting opportunities to Town Council.

H3.6 Partner with local lending agencies and mortgage brokers to offer assistance on home ownership programs and education. The Town may choose to take a more direct role in helping local renters transition to home-ownership through programs like down payment assistance. The American Dream Downpayment Assistance program is funded by the HUD’s Office of Community Planning and Development under the HOME Investment Partnerships Program. Communities like Bluffton have set up internal operations to inform eligible residents of the program, assist them with the application process, and administer necessary paperwork. This is one of several state and federal programs the Town should evaluate as a potential funding source.



DEFINITION

What is NOAH Housing?

Naturally Occurring Affordable Housing is the stock of viable housing in a community below that community’s affordability threshold. The national conversation on affordable housing has focused on adding units, but it is equally important to maintain and transfer the existing stock. These units can be susceptible to blight and disinvestment without proactive measures and monitoring from public or quasi-public entities. It is significantly more affordable for the community to work on initiatives to keep residents in their existing affordable units than to try and build new units from scratch.

HOUSING | DIVERSIFY HOUSING OPTIONS

RECOMMENDATIONS

H1. Add Affordable and Workforce Housing in Bluffton

- H1.1 Continue to participate in the regional Housing Trust Fund (HTF) to ensure that Bluffton contributes its share of affordable housing to the region.
- H1.2 Foster participation with regional affordable and workforce housing efforts.
- H1.3 Continue to promote the Workforce Homeownership Program.
- H1.4 Foster relationships with non-profit groups and developers to assist in the development, construction, and/or purchase of affordable housing units.
- H1.5 Coordinate with the Beaufort County Housing Authority to build affordable housing units in Bluffton.
- H1.6 Continue to dedicate funding to acquire property to be made available to local groups to construct affordable housing units.
- H1.7 Continue to support the Town’s Affordable Housing Committee to assist with coordination and facilitation of affordable housing efforts.
- H1.8 Identify and eliminate regulatory and financial barriers that can inadvertently discourage the development of affordable housing.

H2. Expand the Availability of Housing Types to Become a Lifecycle Community

- H2.1 Create floating districts for the development of cluster neighborhoods and missing middle housing types.
- H2.2 Encourage housing diversity to accommodate a wide range of employees.
- H2.3 Encourage lifecycle housing that allows residents to age in place.
- H2.4 Incentivize private sector partners to develop diverse housing options within existing development agreements.

H3. Protect Existing Naturally Occurring Affordable Housing (NOAH)

- H3.1 Define naturally occurring affordable housing (NOAH) within the Bluffton context.
- H3.2 Explore the creation of a community land trust in vulnerable neighborhoods in Bluffton.
- H3.3 Support and incentivize the maintenance of properties that may not qualify for the Neighborhood Assistance Program.
- H3.4 Partner with utility companies and other entities to assist home owners in vulnerable neighborhoods to conduct home energy audits to determine ways to cut energy use and costs.
- H3.5 Study and identify programs from similarly positioned communities to protect NOAH in Bluffton.
- H3.6 Partner with local lending agencies and mortgage brokers to offer assistance on home ownership programs and education.

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Section 6

Natural Resources

Goal: Provide Access to High-Quality Natural Resources

When asked what people like most about Bluffton, many of the answers orient themselves around the natural beauty the Town has to offer. The landscape and natural resources of Bluffton are not contrived, but are a unique and delicate blend of wetlands, tidal marshes, blue and greenways, nestled among a canopy of mature Live Oaks. Bluffton’s growth and continued desirability as a community is never far removed from the unique offerings of its natural landscape. The good news is that Bluffton’s rich and highly attractive natural assets already exist. The issue is not the creation of something new, but rather providing sufficient access to these unique assets, understanding they are an engine driving quality life for the Town’s residents and powering the Town’s tourism industry.

As the Town population grows, continued attention must be given to the scale of recreational access and recreational offerings. This idea of scaling up, or adding new inventory, is a principle of responsible growth as the Town absorbs new residents and new seasonal

visitors. Feedback from community stakeholders touched on two pressing issues: more access to the waterways and the need for regional destination parks.

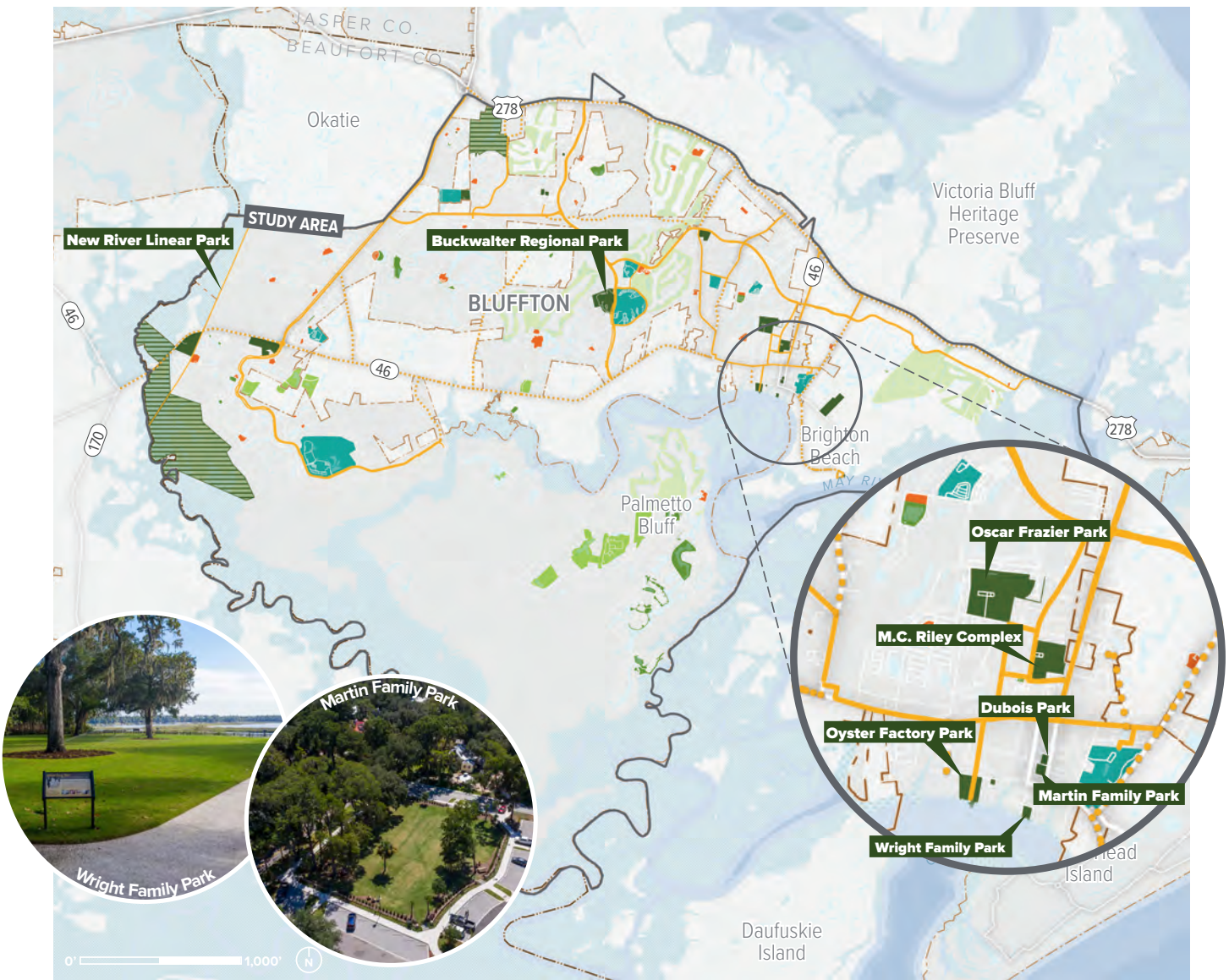
This chapter suggests actions to provide access to natural resources. It is divided into topic areas which include increasing inventory and access to park space, the improvement of existing facilities and programming, the specifics of increasing public water access, and the conservation of ecologically sensitive natural areas.

DATA & TRENDS

According to the 2018 American’s Engagement with Parks Report, the average American visits local parks and recreation facilities an average of 27 times a year. 78% of survey respondents indicate they want their local governments to increase park and recreation spending. The same reports states that 76% of Americans are more likely to vote for local politicians who make park and recreation funding a priority. Clearly, people care about parks, as seen first and foremost by the high frequency with which they use them. People also care if their local government values and prioritizes the local park system. These facilities and open spaces have the ability to enhance physical and mental health while also providing opportunities for social connection and common ground amidst diverse groups of people. In a place like Bluffton, where much of the population growth has occurred in recent years, park facilities play a crucial role in connecting new neighbors. Having designated spaces to forge new social bonds is not only a healthy offering to individual people, but makes for a better connected and more resilient community as a whole.

Another consideration is the value that natural spaces and recreational offerings have on neighboring property values, particularly private property. A recent Washington State study found that homes within a half mile of a natural area or park had values 8%-20% higher than similar homes not near green spaces. Its important to view these resources as valuable, but its also key to remember they have many positive direct influences on other aspects of civic health, such as the enhancement of property values and the desirability of proximate real estate.





When it comes to conservation and monitoring of sensitive natural resources, it's hard to protect what isn't quantified. It's important to leverage the wealth of digital data that has become readily available in recent years and to begin measuring vulnerable resources that have largely gone untracked. Open Data Hubs and multitudes of environmental GIS layers found in ESRI's Living Atlas of the World can be a great tool to build out a variety of inventory maps as it relates to conservation efforts. When leveraged appropriately, these datasets can act as regulatory guardrails around resources that may be vulnerable to development demand and they can serve as a good, public-facing tool to demonstrate the provision of preservation services. A palette of measurable facts and figures from various ecological resources and datasets can serve as a good baseline to build out collaborative conservation efforts.

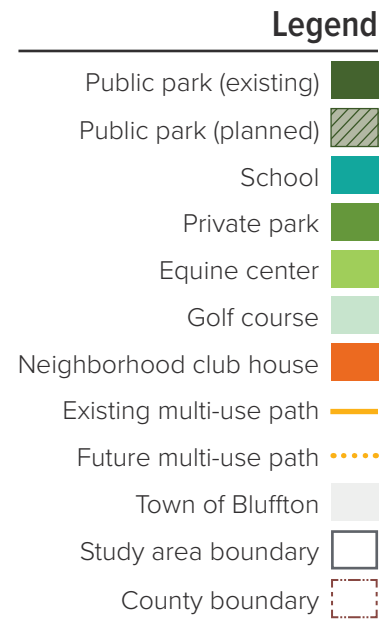
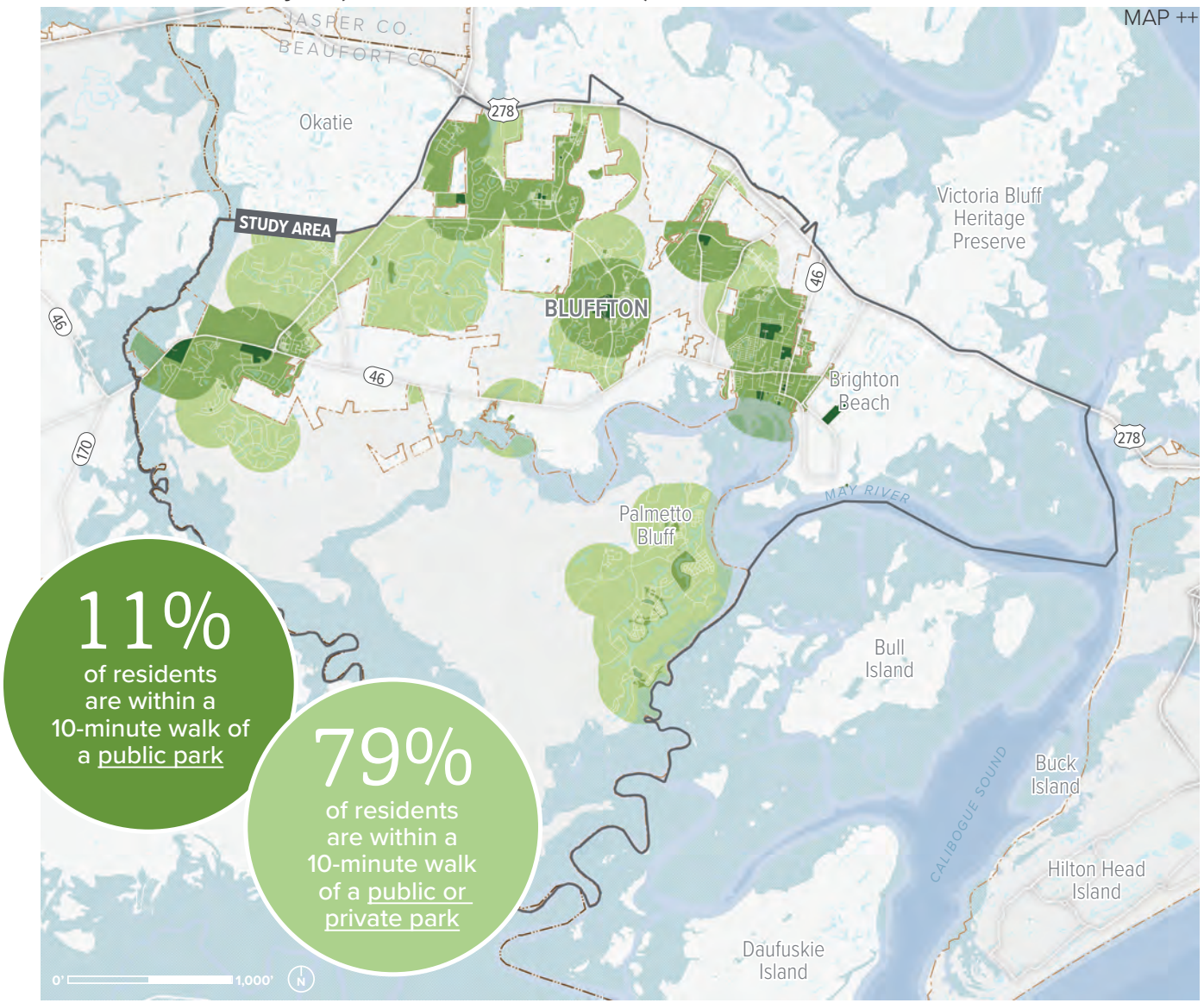


Figure 7.2

Park Walkshed Analysis (Public and Private Parks)

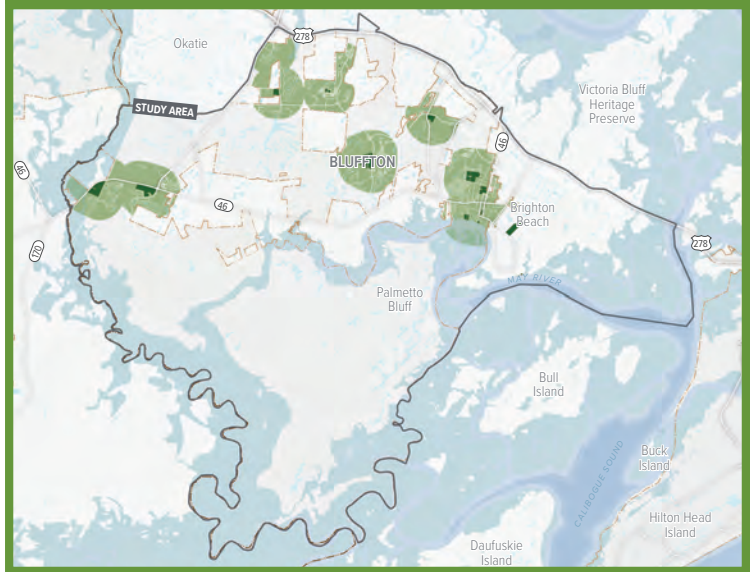


Legend

- Public park
- Public park 10-min. walkshed
- Private park
- Private park 10-min. walkshed
- Town of Bluffton
- Study area boundary
- County boundary

Figure 7.3

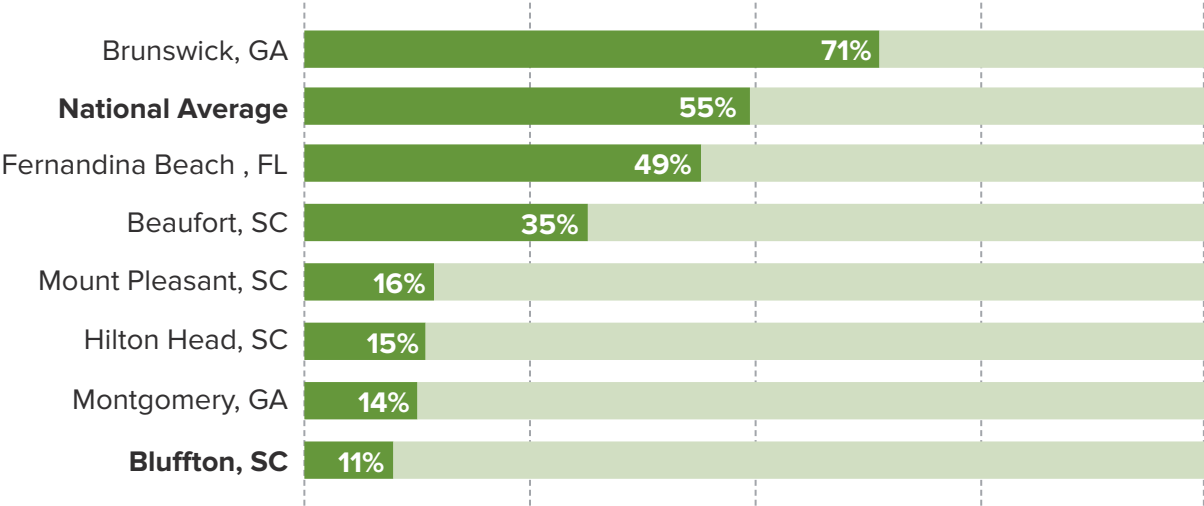
Park Walkshed Analysis (Public Parks Only)



The Trust for Public Land’s National Park Index measures what portion of a community is within a 10-minute walk of a public park. Only 11% of Bluffton’s population falls within that criteria, which is below not only the national average but below that of neighboring communities. When a more detailed buffer analysis is performed, capturing some of the newer population patterns and park offerings, the percent of residents within a 10-minute walk of a park is closer to 35%, which is better than the Trust for Public Land Index but still below the national average.

If private parkspace is also considered in the equation, that number jumps up to 79% of residents who live within a 10-minute walk to a park. This points to the rather nuanced terrain of parks access within the Town, and how a single method of measurement struggles to tell the entire story of what the community has to offer.

Figure 7.4
ParkScore® Index Comparison
Source: Trust for Public Land (2021)



■ Residents within a 10-minute walk of a public park



78% of survey respondents indicate they want their local governments to increase park and recreation spending according to a recent national study. While open space and open water are plentiful in the Town of Bluffton, accessing these assets is more nuanced and limited. Only 35% of Bluffton’s residents are within a 10-minute walk of a public park, which is below the national average.



RECOMMENDATIONS

Objective N1. Increase the Amount of and Access to Public Parks and Green Space

N1.1 Develop a Town of Bluffton Comprehensive Parks and Recreation Plan assessing present facilities and land as well as future needs. A community’s park and recreational offerings are often directly correlated to its quality of life. Establishment of an over-arching roadmap of the Town’s existing inventory and future vision is essential in keeping pace with a growing community. This type of plan will take a deeper dive into accessibility of current park assets, gaps between demand for certain programming and current offerings, as well as prioritization of key parkland acquisition sites, allowing the Town to protect key properties from development and preserving them for public use by future generations. A Comprehensive Parks and Recreation Plan will also help to guide critical decisions regarding how park projects are prioritized and funded.

N1.2 Identify utility easements that could accommodate multi-use trails. Utility companies often locate their infrastructure within long, linear corridors, which are

largely removed from vehicular traffic. Multi-use trails thrive within many of the same conditions and therefore make utility easements a valuable candidate for partnership and trail development. From an efficiency standpoint, coordination of trail access with one or two utility companies can be far easier than pursuing easement agreements from dozens of individual property owners. Identification of easement corridor locations is the first step, the next step is to examine which corridors could add important connectivity to the Town’s multi-modal network.

N1.3 Coordinate with the County representatives to ensure adequate recreational services and facilities for the increasing younger population. The median age in Bluffton is more than 10 years lower than that of Beaufort County as a whole. This indicates the importance of working closely with the County to assess if the programmatic recreation offerings match the growing demand from the Town’s younger demographic. This is particularly important with facilities such as soccer and baseball, which require 1.76 and 3 acres of land respectively. Special attention should be paid to the areas of Town that have seen significant growth in the last decade.



Related quotes from the Blueprint Bluffton Community Engagement process

N1.4 Identify lands where potential public parks can be located to increase park access in Bluffton and to serve all demographics in the community. Looking at higher level demographic shifts in population and density is a good place to start when assessing the need for future park space. This type of exploration should search for undeveloped property that is naturally significant or geographically strategic. It should consider opportunities for larger, programmed parks but should also include considerations for smaller passive park space, scaled in accordance with ongoing development. This effort can take place as a stand-alone process but should also be considered in plan review for each new development.

Objective N2. Improve Existing Recreation Facilities

N2.1 Coordinate County park design to ensure compatibility with the Town’s land use regulations and compatibility with the Town’s character. The character of the Town is often seen in the tasteful implementation of cohesive design standards and plantings. To maintain aesthetic consistency across the public realm, close coordination must be upheld with the County to ensure updated recreation facilities fit seamlessly within their broader context. This may mean adjustments to standard County park improvement specifications.



Berkeley Place, Bluffton, SC



Wright Family Park



Bluffton Indoor Pool



CASE STUDY

Waccamaw River Blue Trail | North & South Carolina

Located in the Southeast, the Waccamaw River Blue Trail begins at Lake Waccamaw, in North Carolina, and ends at Winyah Bay, in South Carolina. The trail encompasses the entirety of the Waccamaw River and is 140 miles long. The Waccamaw River is considered a blackwater river meaning it is slow-moving and connects a series of forested, wetlands. The diversity of wetlands allows the Waccamaw River Blueway Trail to be home to more than 400 species of wildlife. Along the river there are 26 boat launches, providing recreational access for residents and visitors. In addition to ecotourism, there are several cultural, historic, and recreational sites and activities. Some of those sites include:

- Lake Waccamaw State Park
- Waccamaw River Heritage Preserve
- Downtown Conway
- Waccamaw National Wildlife Refuge
- Bucksville/Bucksport
- Sandy Island
- Samworth Wildlife Management Area
- Brookgreen Gardens
- Historic Rice Field
- Georgetown Harbor

Objective N3. Increase Public Water Access

- N3.1 Establish and promote blueway trails.**
An increase in the visual and functional activation of blueways within the Town will greatly benefit both residents and tourists alike. Well-demarcated blueways have the ability to unlock a whole new terrain of usable open space within a community that has the water resources to make that possible. This demarcation would include signage and the visibility of infrastructure (namely put-ins) for canoes and kayaks. A critical mass of high-visibility points of access could be reached through outfitter incentivizing and outreach as well as using sales tax. A “branding the blueways” campaign could also generate interest and momentum in further unlocking this unique mode of mobility within the Town’s beautiful waterways.
- N3.2 Maximize existing opportunities for public water access with attention to specific water access needs, such as shoreline access, kayak launch points, boat landings, and fishing piers.** A mapped inventory of existing public water access points and capacity is an important place to start. User surveys can be beneficial in gauging gaps between current public offerings and desired points of access and landing areas.
- N3.3 Identify and assess river access points and investigate potential boat launches, shoreline and preserved scenic areas.** Periodic field review of de facto access points should be undertaken and documented. Unofficial access points that are in use and have clear demand present opportunities to formalize new water access locations.
- N3.4 Add an accessible, floating kayak launch at Oyster Factory Park and/or Wright Family Park.** Both are active pedestrian areas that sit at the convergence of the May River and Old Town. Both areas have good connections from the shoreline up to the street level and offer incredible views out over the marsh. These wide open, highly visible areas not only feel safe but

can also alleviate parking congestion that can queue up at the end of Calhoun and Wharf Street during busy periods.

N3.5 Develop incentives for future water-front developers to provide public water access. Due to the limited supply of water-front real estate, and latent demand for it, incentives can be initiated which require the establishment of public water access upon private property. Whether in the form of a public access easement, developer’s agreement, or other incentive structure, the Town should explore all means necessary to add additional water access points, with the understanding that private developments will also benefit from such arrangements.

Objective N4. Continue to Conserve Open Space and Ecologically Sensitive Natural Areas

N4.1 Establish a wetland restoration program to preserve and restore critical wetlands. Wetlands have countless positive ecological benefits. National programs like those administered by the Natural Resource Conservation Service offer restoration services to wetlands, even those on private property. Pursuing a formalized program will allow for professional monitoring and remediation of extremely sensitive wetland habitats. Educating landowners within the Town about these possibilities is an important first step in setting up a program.

N4.2 Analyze the recent USGS and SCDNR ground water study and adopt recommendations if applicable. A point of emphasis from these studies would be an exploration of best practices as it pertains to vegetated buffers and limiting/offsetting septic system impacts, both of which are very pertinent to Bluffton, particularly recently annexed areas. Understanding groundwater dynamics in the sensitive sub-watersheds of Rose Dhu and Stony Creek is important in formulating possible recommendations.



*ADA Transfer Platform
Source: The Dock Doctors LLC*



*Lake Marion Kayak and Swamp Tours
Source: Blueway Adventures*



Calhoun Street Dock

N4.3 Adopt standards which maintain integrity of intermittent and ephemeral streams and wetlands. Examine how stream buffering and monitoring can be enhanced within the standards of the Town’s Stormwater Design Manual (SWDM). This entails exploring current ephemeral stream classification methods and field verification methods for changes in stream flow rates or water quality.

N4.4 Use soil data to locate prime habitat for conservation and stormwater infiltration. Soil composition can greatly influence the required engineering and construction practices needed to build on a particular site. The Natural Resources Conservation Service provides a soil suitability guide to help determine development feasibility in by soil type. That can provide a general framework for which land areas within the Town may be undesirable or infeasible for development, and thus make great locations for targeted stormwater measures or natural conservation areas.

N4.5 Utilize CIP funds, grants, and incentive programs to secure preservation of priority areas. With the understanding that preservation is not a passive process, the Town should consider seeking out and securing multiple revenue streams (recurring if possible) to fund the preservation of key areas, particularly those vulnerable to development pressure. The Town should pursue preservation partnerships with conscientious organizations where matching funds can be leveraged together, particularly in the pursuit of Federal and State grant dollars.

N4.6 Develop a scenic resources overlay inventory and map. Aesthetic, scenic resources are big drivers in property values, place-based character, and the general charm and heritage of an area. Scenic resources, more technically, can be defined as “an angle of perception within the landscape, which limits the view to a particular part of the landscape.” They provide an unobstructed sightline to various resources of natural beauty, such as water, distant landscape, or historically/culturally significant structures. Because scenic resources are somewhat subjective and difficult to quantify, a physically mapped inventory of the Town’s most important scenic resources should be maintained, with protective measures put in place to limit the number of variances and structures allowed within these areas.

N4.7 Establish a land purchasing or development rights purchasing program to reduce density in the headwaters of the Town’s watersheds. This program is built on the premise that reducing the max build-out potential of entitled land is a good thing for the environment while also respecting the rights of the private property owner to benefit from their property’s potential to develop. A development rights purchasing program entails a landowner selling their development rights to the local government in exchange for permanent protection of the land. The land is typically covered by a conservation easement or a development restriction noted on the title, and such restriction stays with the land, even if it changes ownership.

NATURAL RESOURCES | PROVIDE ACCESS TO HIGH-QUALITY NATURAL RESOURCES

RECOMMENDATIONS

N1. Increase the Amount of and Access to Public Parks and Green Space

- N1.1 Develop a Town of Bluffton Comprehensive Parks and Recreation Plan assessing present facilities and land as well as future needs.
- N1.2 Identify utility easements that could accommodate multi-use trails.
- N1.3 Coordinate with the County representatives to ensure adequate recreational services and facilities for the increasing younger population.
- N1.4 Identify lands where potential public parks can be located to increase park access in Bluffton and to serve all demographics in the community.

N2. Improve Existing Recreation Facilities

- N2.1 Coordinate County park design to ensure compatibility with the Town's land use regulations and compatibility with the Town's character.

N3. Increase Public Water Access

- N3.1 Establish and promote blueway trails.
- N3.2 Maximize existing opportunities for public water access with attention to specific water access needs, such as shoreline access, kayak launch points, boat landings, and fishing piers.
- N3.3 Identify and assess river access points and investigate potential boat launches, shoreline and preserved scenic areas.
- N3.4 Add an accessible, floating kayak launch at Oyster Factory Park and/or Wright Family Park.
- N3.5 Develop incentives for future water-front developers to provide public water access.

N4. Continue to Conserve Open Space and Ecologically Sensitive Natural Areas

- N4.1 Establish a wetland restoration program to preserve and restore critical wetlands.
- N4.2 Analyze the recent USGS and SCDNR ground water study and adopt recommendations if applicable.
- N4.3 Adopt standards which maintain integrity of intermittent and ephemeral streams and wetlands.
- N4.4 Use soil data to locate prime habitat for conservation and stormwater infiltration.
- N4.5 Utilize CIP funds, grants, and incentive programs to secure preservation of priority areas.
- N4.6 Develop a scenic resources overlay inventory and map.
- N4.7 Establish a land purchasing or development rights purchasing program to reduce density in the headwaters of the Town's watersheds.





Section 7

Land Use

Goal: Envision a More Balanced Bluffton

Land use planning is an essential component of a Comprehensive Plan. It is a physical manifestation of planning and the foundation upon which the built environment is constructed. However, land-use planning is more than merely assigning a parcel of land with a designated use (e.g., residential, commercial, industrial, etc.). Many factors contribute to how land use and development are experienced by residents and visitors and how their daily needs are met. In addition to typical considerations such as development density, the character of a place is important as it represents the identity of a community, neighborhood, or district. Future infrastructure and land use decisions should respond to these factors.

This section includes analysis of data, trends and a documentation of existing land uses. It also establishes development principles, describes future land use categories and illustrates these categories on a future land use plan. Future land use guidance should also be coordinated with Beaufort County as portions of the land covered by this Comprehensive Plan are not yet within the incorporated limits of Bluffton.

An essential component of land use recommendations is the future land use plan. Land use recommendations in this section provide broad objectives and strategies for development within Bluffton. Land use designation descriptions are intentionally broad concerning the specific types of residential and commercial uses that may be appropriate, with more focus placed on the character of the area. This allows for interpretation and accommodates changing market over time.

This section also addresses focus areas within the Town of Bluffton including Old Town Gateways, Buckwalter Place, and the intersection of Okatie Highway and Bluffton Parkway. These focus areas each have distinct characteristics and are opportunities to set the tone for future development within the Town of Bluffton. Focus area discussion includes existing conditions analysis, recommended actions, concept diagrams, and character images. These focus area analysis exercises should be used to inform future development recommendations, policy actions and public improvements.

Land Use Data & Trends

Bluffton grew slowly over its first one hundred fifty years, until the enormous annexation of Palmetto Bluff in 1998. Annexations like Buckwalter Tract and Palmetto Bluff brought thousands of acres into the community under a development agreement negotiated between prospective builders and the Town of Bluffton. The latter set off a trend of using Planned Unit Developments (PUDs) to approve large-scale development that would proceed through the next two decades. PUDs dominate the land area in the Town of Bluffton (see figure 8.3). Nearly all the city's communities were built using these agreements.

Many factors including climate, location and access have contributed to the growth of Bluffton. Development of Hilton Head Island helped spur commercial growth along corridors with island access. While land annexations have resulted in thousands of new residential units, and hundreds of thousands of square feet of new commercial development. The Land Use Chart illustrates existing land uses within Bluffton in 2022 (see figure 8.1). This analysis includes uses within PUDs. Within the built environment, residential uses dominate, with single-family detached housing being the primary subset. Currently, there are an additional 10,000 acres of undeveloped land that is not constrained by environmental (wetland, floodway, etc.) conditions.

Figure 8.1
Land Use within Buildable Area

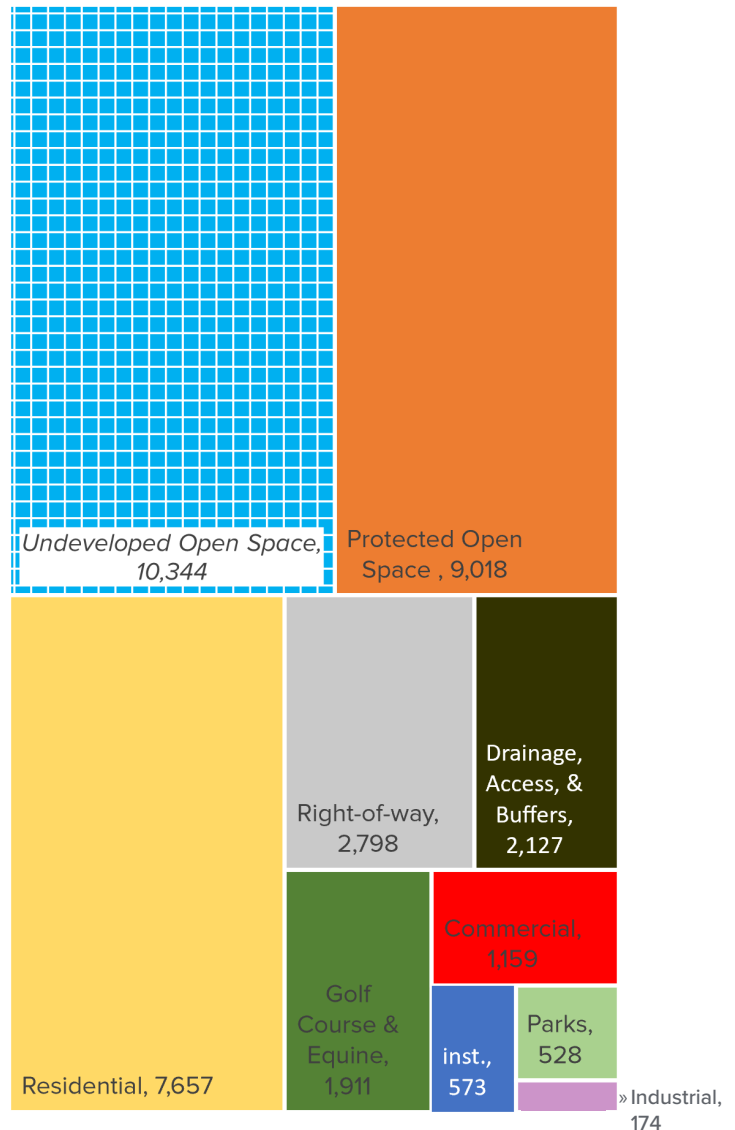


Figure 8.2



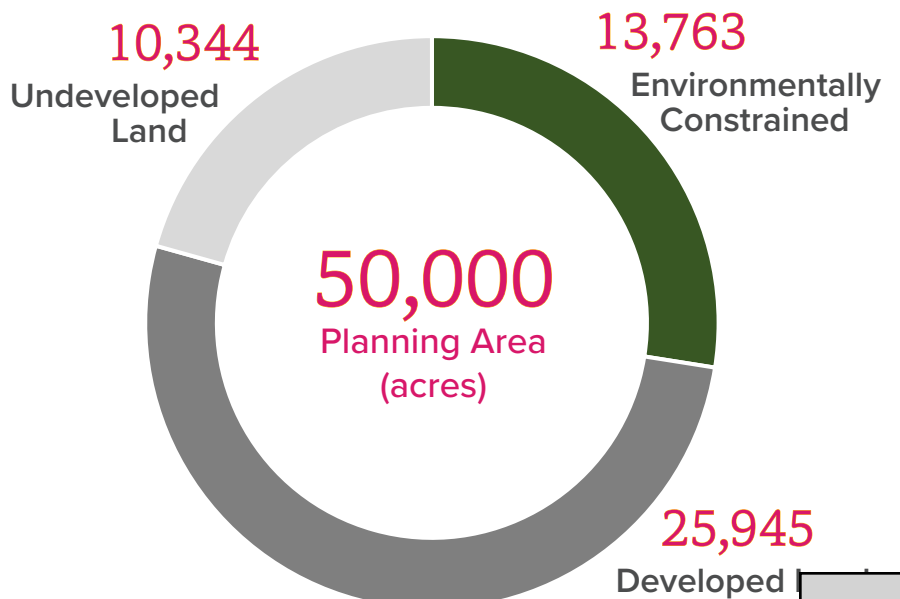
+4,500
Permitted New Dwelling units

» Potential for +9,000 new residents within the planning area



+400,000 SQ FT
Added Retail Inventory from 2010

» 1.2 million square feet added from 1990



Planned Unit Developments & Existing Land Uses Outside Planned De

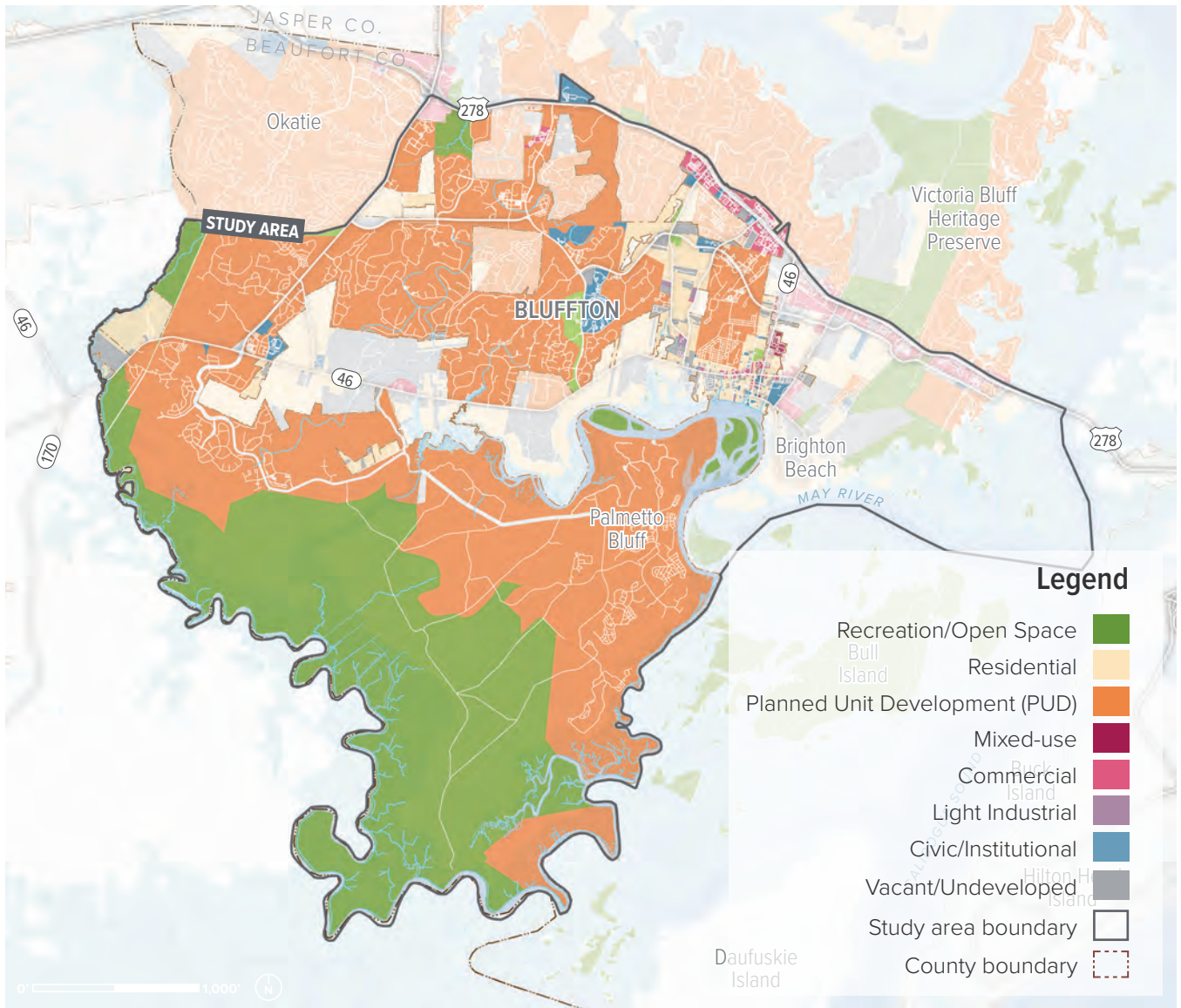
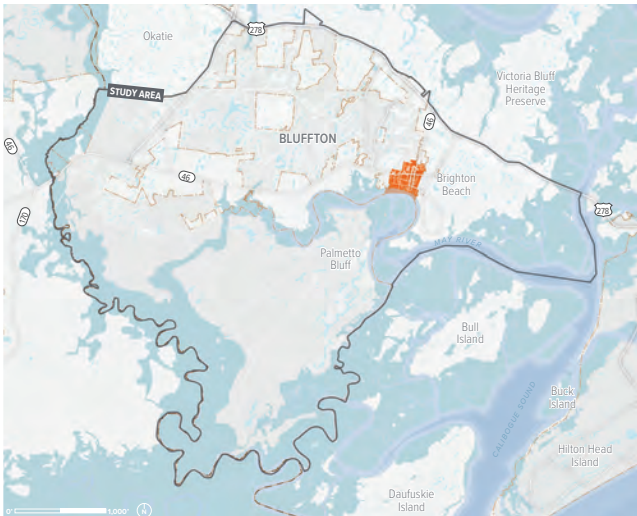


Figure 8.4
Annexation History

Prior to 1987



2022

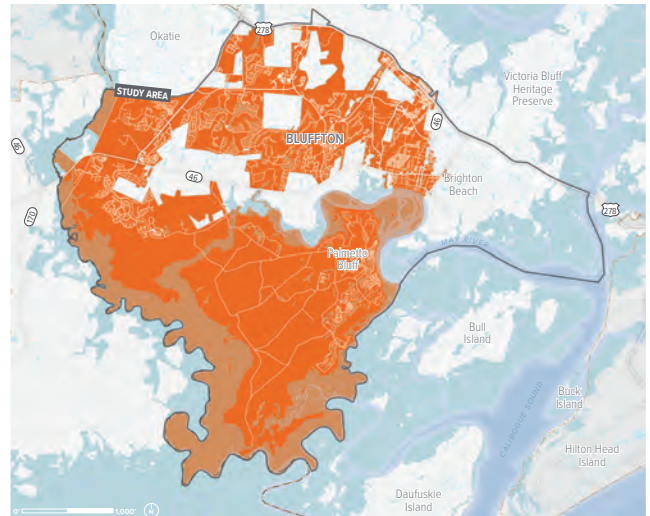
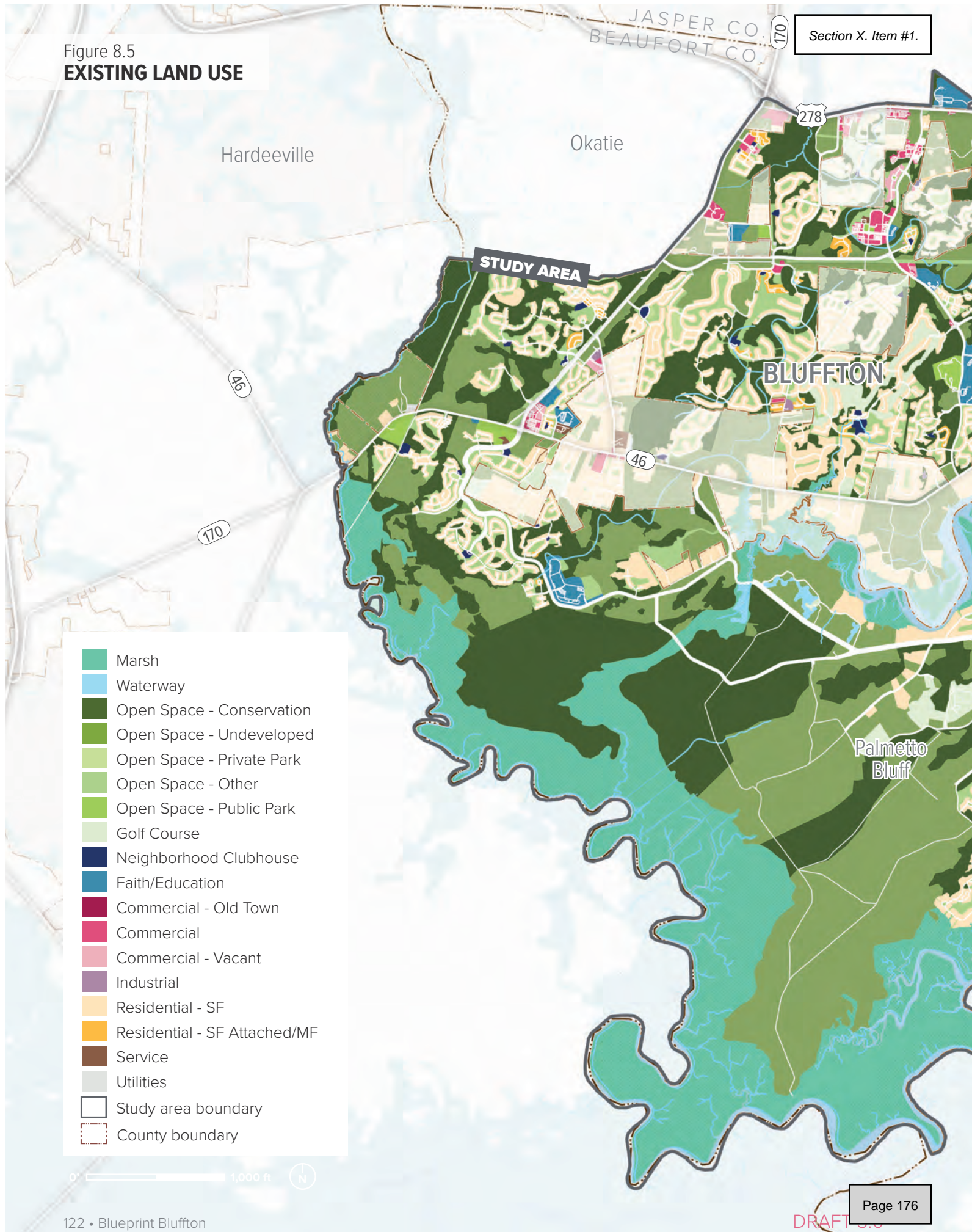
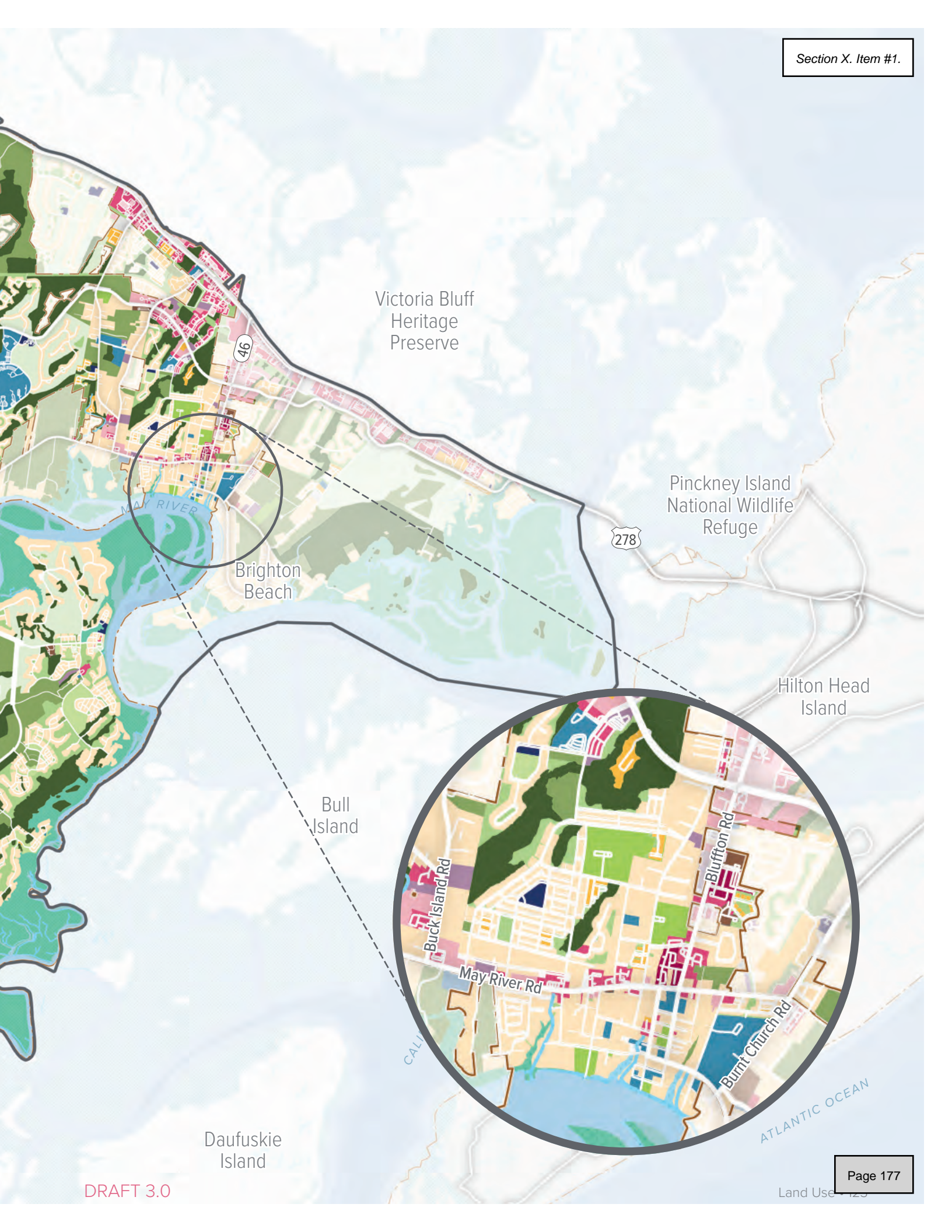


Figure 8.5
EXISTING LAND USE

Section X. Item #1.





Victoria Bluff
Heritage
Preserve

Pinckney Island
National Wildlife
Refuge

Brighton
Beach

Hilton Head
Island

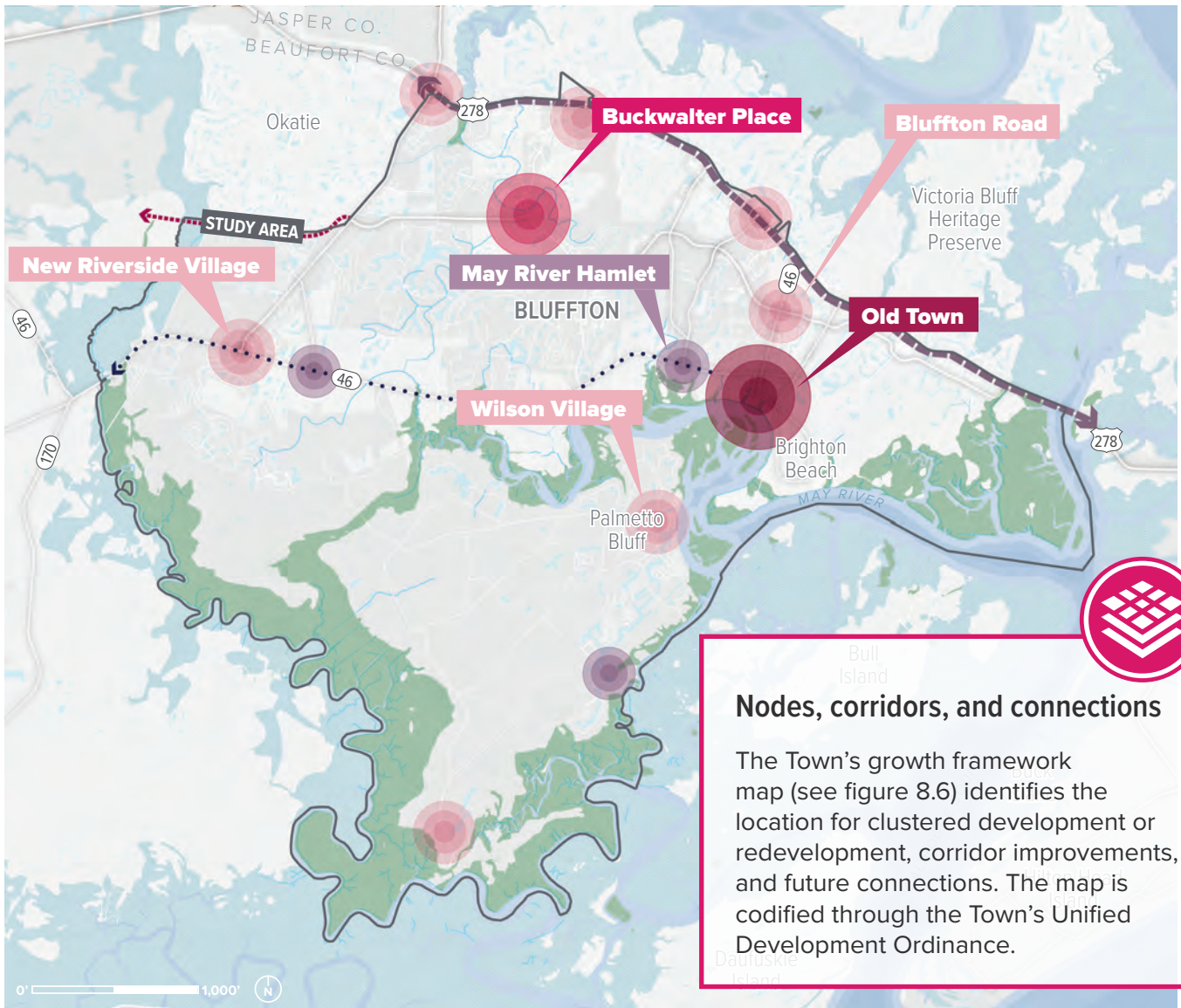
Bull
Island

Daufuskie
Island

DEVELOPMENT PRINCIPLES

The principle statements present the Town’s preference for “how” and “where” Bluffton will grow in the future. The community can and will grow outward in a manner that is fiscally and aesthetically additive. It will grow inward, and reinvest in Old Town, neighborhoods, and emerging mixed-use nodes. And last, it will “grow” its relationship and access to the natural assets right at Bluffton’s doorstep. Progress in these three directions will ensure Bluffton is a strong and beautiful community for years to come.

- a. **Authentic places change and evolve over time, and the stewardship and management of Bluffton’s growth is at an important stage.** The opportunity exists at present to chart the Town planning patterns that Bluffton will embrace during its next development era.
- b. **Bluffton is a living community and a Town of many eras.** The neighborhoods that exist in the Old Town, as well as the greater Bluffton community, represent multiple eras, and are all a part of Bluffton.
- c. **Bluffton is at its best when it is authentic.** Architecture that is well-built with genuine materials and the implementation of tried-and-true design principles of human scale and proportion have contributed to the overall success and attraction of Bluffton.
- d. **Building types and forms should be appropriate to their use.** The use of real materials in buildings and well-landscaped and compact urban design in streets and public spaces should guide all new development projects as well as infill within established areas.
- e. **Examining and assessing the existing auto-oriented development patterns that have spread outside of the Old Town provides an opportunity to assess “Bluffton Today.”** Future developments must look to return to and emulate the most authentic, compact, verdant, and connected development patterns found in Old Town Bluffton.
- f. **Acknowledge the gravitational pull of Old Town.** The district impacts the rest of Greater Bluffton, while avoiding “cartoons and caricatures” for new projects as development moves further away from the Old Town.
- g. **Encourage an expanding variety of housing types and architectural formats.** Consider the need for more compact and mixed-use development patterns throughout the Greater Bluffton Area.
- h. **Plan for growth.** Although it may seem that most developable areas are already accounted for, there in fact is much left to plan in Bluffton. The opportunity for authentic new development and thoughtful re-development of ongoing and existing projects can present new opportunities. Initiatives may include amending and guiding existing projects to achieve goals of more compact organic growth.
- i. **Learning from the authentic principles of Old Town.** The district’s architectural character should provide the foundation for using authentic materials, clear composition, and human scale proportions in new design.
- j. **Recognize and reinforce continuity with past planning initiatives.** The Town has had successful outcomes based on community input such as the Old Town Master Plan. Consider how those principles can be expanded beyond the core.
- k. **Carry forward the principles of the Old Town Master Plan with intentionality.** This will give the plan continuity, with a strong foundation at the core, ensuring continuation of the successful efforts over the last 15 years to guide growth in Bluffton.
- l. **Keep the Old Town Master Plan First Principles in the forefront of planning:**
 - 1. Preserve & protect your legacy.
 - 2. Foster connectedness in all things.
 - 3. Nurture your memorable streets.



Nodes, corridors, and connections

The Town’s growth framework map (see figure 8.6) identifies the location for clustered development or redevelopment, corridor improvements, and future connections. The map is codified through the Town’s Unified Development Ordinance.

- m. **Forge new connections.** Leverage the emerging community-wide trail system to connect all parts of the community. Strengthen partnerships with neighboring jurisdictions to ensure consistent maintenance of public infrastructure, and execute key roadway expansions such as the Bluffton Parkway to reduce traffic congestion within the community.
- n. **Preserve the rural corridors and gateways.** Several roadways serve as gateways or entrances to Bluffton. The existing rural character should be protected to maintain the gateway into the community. South Carolina Highway 46 is a State Scenic By-Way.

Legend	
Old Town	
Town Center Node	
Village Node	
Hamlet/Rural Node	
Activity Corridor / Community Boundary	
Character Preservation Corridor	
Bluffton Parkway Extension	
Riparian Protection	
Town of Bluffton	
Study area boundary	
County boundary	

FUTURE LAND USE

This plan provides direction on desired and expected future land uses within Bluffton and its surrounding environment. Land use planning is an essential component of a comprehensive plan. The future land use plan and associated land use categories provide guidance as to where and what types of development should occur within Bluffton. It is critical for all communities to provide an appropriate mix of land uses to serve a wide variety of community needs, such as balancing jobs and housing, and to ensure its fiscal sustainability. While the Town can only directly control what is within its limits, the information established in this section should be used to inform discussions regarding future development, re-development, annexation, and service provision, extension, and maintenance.

The future land use plan, an essential component of this plan, the associated character categories, and land use recommendations create a roadmap to guide development within Bluffton across the planning horizon. The future land use plan is not intended to designate particular land uses for individual parcels of land, but rather provide overarching guidance for development patterns within Bluffton.



Future Land Use Categories

A key tool of land use planning are Future Land Use Categories. These categories provide generalized recommendations as to where and how development should occur. The descriptions that accompany these categories prescribe the general character and types of development that are most appropriate in each category. Future Land Use Categories are not zoning districts; rather, zoning districts are a tool used to implement the land use component of the Comprehensive Plan. Zoning districts are adopted by ordinance and are enforceable by law.

Natural Spaces

Land within the Natural Spaces category are intended to be minimally used for development or recreation purposes. The purpose of the category is to protect and enhance natural resources while allowing few, if any, structures.



Recreation

The Recreation category designates properties used for the purposes of public recreation. This category includes parks, sports fields, and water access points at all scales throughout the community. This category includes both active and passive recreation areas.



Community Services

The Community Services category denotes those facilities owned and operated by the Town of Bluffton or other public entities. These uses include, but are not limited to, libraries, schools, administrative facilities, police, fire / EMS and water production / treatment facilities. Uses within this category provide for the social, cultural, educational, health, physical betterment and administration of the community. Proposed changes in use to this land use category should be evaluated to determine compatibility with surrounding uses. Due to the varying nature of the uses within this category, there is not one set of defining characteristics to the category. Uses that are insular or campus oriented should be properly designed to minimize any impacts to surrounding properties.



Residential Estate

The Residential Estate category is intended to maintain existing rural character, decrease environmental impacts and reduce traffic volumes. Furthermore, the placement of this category is intended to provide a logical step-down in development intensity from active centers and corridors to the undisturbed natural environment along the community's waterways. Development includes very low density single-family residential estates and family compounds. The maximum density is one dwelling unit per acre. Development at lower density, preferably one dwelling unit per three acres is highly encouraged. Development may consider application of cluster principles to protect and preserve water resources, environmentally sensitive areas, continuous open space, habitat viewsheds and rural character.



Suburban Living

The Suburban Living category is intended to include low-density single-family neighborhoods. Much of this category includes portions of large Planned Unit Developments that are under active construction or are built-out. Allowable density is up to three dwelling units per acre and must be at least one dwelling unit per acre. Community amenities such as trails, parks, and centralized swimming pools are encouraged.



Lifestyle Housing

The Lifestyle Housing category is intended to provide missing-middle housing typologies within Bluffton. These missing-middle products appeal to a wide range of residents in all stages of life. Inclusion of these housing typologies within the community will allow multiple generations to find affordable living in desirable, walkable environments. Connections to trails, parks, and commercial activity centers create enduring community assets.

This category is best placed and developed along well-connected thoroughfares. Establishing these uses near Neighborhood Centers provides a transition between commercial uses and less intense single-family residential uses. Additionally, placing and properly connecting these housing typologies near activity centers increases walkability, reducing traffic impacts in and around these centers while allowing easy access for commuters without placing undue strain on the roadway network.

Middle housing options include a variety of product types that can utilize smaller parcels and more challenging parcels than typical commercial development. These housing typologies include Duplexes, Cottage Courts, Townhouses, Multiplexes, and Courtyard Buildings. A variety of these housing types can be used within a single development to best utilize developable areas of a parcel while preserving character and complementing the neighborhood.



Neighborhood Center

The Neighborhood Center category is intended to guide emerging neighborhood-focused retail clusters throughout the community. These centers, such as Buckwalter Place, provide the opportunity for residents to be within walking distance of grocers, restaurants, retailers and medical offices. These centers help establish neighborhood identity and are best served when supported by a mix of middle housing and single-family residences within walking or biking distance. These centers are best designed to provide automobile access within a pedestrian oriented environment. Inclusion of public green space is encouraged.

Neighborhood centers are based on the same foundation as the Town Center, to create a pedestrian-oriented environment, but the overall design is open for interpretation / adaptation to localized design guidance. Plentiful pedestrian connections ensure long-term health of the neighborhood and anchors the community around the public spaces within the neighborhood center. While neighborhood-serving commercial uses are predominant within the designation, appropriately scaled commercial office space is encouraged to strengthen the mix of uses within the overall community.

Development within the district is pedestrian scaled. Buildings up to three stories are appropriate so long as they are properly buffered and screened from any lower intensity uses in the area. Out-lot parcel development should address the street, and parking should be consolidated to the greatest extent possible to enhance the pedestrian environment.



Activity Corridor

The Activity Corridor category includes a mix of high-intensity commercial uses. This category is applied to large portions of the US Route 278 corridor, near the northern municipal boundary of Bluffton. The corridor includes a mix of regional serving retail uses such as automobile dealerships, wholesale clubs, retail outlets, and department stores, local retail establishments, restaurants, medical offices and hotels.

This category is generally automobile-oriented. Access is limited along US Route 278 as the corridor is a six-lane divided highway with dedicated turn lanes and signalized intersections. Sidewalks are not present along most roadways and developments within the district. As this district is surrounded by residential uses additional connections will be established, where feasible, to allow pedestrian access to the commercial uses within the category.

Development within the category currently consists of a variety of commercial offices, medical offices and single-story box retail structures with varying façade treatments. Large retail boxes are set back from the street and include large surface parking lots with outparcel developments. Infill development of high-density housing is highly encouraged within this land use category. Access management along the corridor continues to be a priority as infill development occurs. Any residential infill development is highly encouraged to provide pedestrian connections to surrounding commercial developments to improve overall mobility within the category.

To support the economic diversification goals of Bluffton, this land use category may be used for light, unobtrusive, small-scale manufacturing and assembly. These uses should blend with the character of other uses within the district, and should not include heavy freight traffic, outdoor storage and should not impact adjacent uses.



Town Center

Fundamentals of a well-built, attractive Town center lie in the underlying foundation of the district. This underlying foundation is based on mobility, a mix of uses and connectivity. A traditional street grid provides connection to all parts of the district and accommodates pedestrians and automobiles. A mix of uses create a district that is active throughout the day and serves residents, employers and visitors alike. A healthy Town center includes open space for recreation and spaces for public gatherings, access to a waterbody or other natural feature is a bonus.

Old Town is a well-built, attractive Town center. This category was constructed around a traditional street grid. This grid configuration creates maximum accessibility within the land use category as there are a high number of intersections. To enhance the character of Old Town, establishing additional connection points and continuing the traditional grid pattern as infill development occurs is encouraged. Given the underlying development pattern and vibrant mix of uses the district is comfortable to experience as a pedestrian. The category supports local artists and retailers, and is frequented by residents, employees, and visitors. Old Town benefits from a vibrant mix of uses including retail establishments, artist studios, restaurants, cafés, and attached and detached residential. These uses are supported by several community assets within the area including DuBois Park, the Bluffton Pool, Michael C Riley Elementary, and the MC Riley Sports Complex. Plentiful access to the May River waterfront is provided through multiple public parks including Bluffton Oyster Factory Park, Calhoun Street Fishing Pier, Wright Family Park and Pritchard Park.

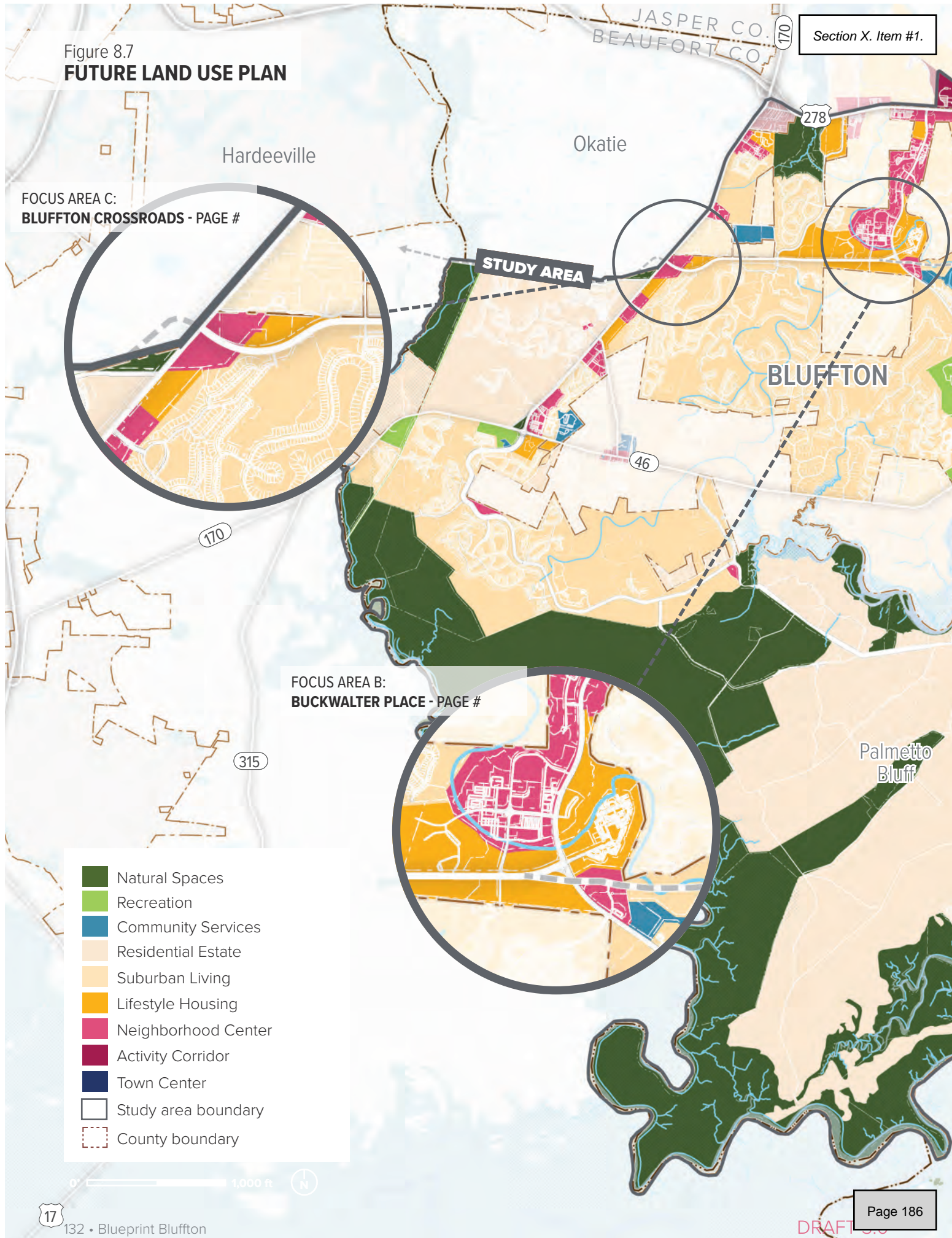
The character of the category is primarily coastal in nature. Pitched roofs are the predominant style of single-family homes and many are metal as opposed to asphalt shingle. Commercial buildings range from 1-3 stories in height and are generally constructed adjacent to the sidewalk creating a comfortable pedestrian environment. Vehicular parking in commercial areas of the district is comprised of a mix of on-street, rear-lot, and consolidated shared lots. As development continues, the location of vehicle parking will be carefully considered and oriented in a manner which does not impact the pedestrian experience within district.

It is intent of the Town Center category to support and enhance the existing mix of uses. Infill of additional residential at appropriate scale and density is strongly encouraged. Inclusion of missing-middle housing typologies (multiplexes, townhomes, condos) is encouraged, where appropriate, throughout the district. Establishing additional roadways connections that further the street grid is encouraged. Infill development within Old Town should blend with the existing scale and design, consistent with the Old Town Master Plan and Architectural Standards in place for the category.



Figure 8.7
FUTURE LAND USE PLAN

Section X. Item #1.



FOCUS AREA C:
BLUFFTON CROSSROADS - PAGE #

FOCUS AREA B:
BUCKWALTER PLACE - PAGE #

- Natural Spaces
- Recreation
- Community Services
- Residential Estate
- Suburban Living
- Lifestyle Housing
- Neighborhood Center
- Activity Corridor
- Town Center
- Study area boundary
- County boundary

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FOCUS AREA A:
OLD TOWN GATEWAYS - PAGE #

FOCUS AREA A:
OLD TOWN GATEWAYS - PAGE #

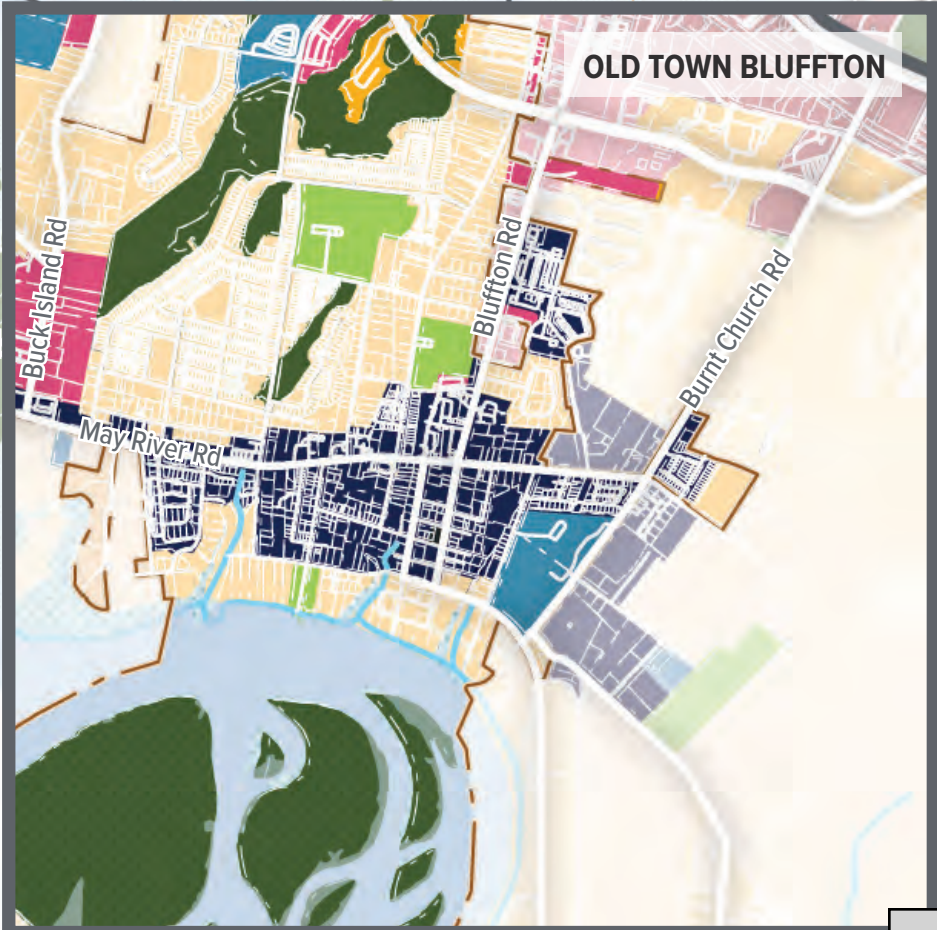
Victoria Bluff
Heritage
Preserve

Pinckney
Island
National
Wildlife
Refuge

Brighton
Beach

278

Daufuskie
Island



FOCUS AREA A: OLD TOWN GATEWAYS

Existing Conditions

Old Town Gateways are generally defined as the area surrounding May River Road and Buck Island Road, and Bluffton Road and Bluffton Parkway. These roads are maintained by the State of South Carolina. These areas are located along major thoroughfares leading into Old Town, and they provide an opportunity to make a statement as to the importance of the district.

Development within the gateways is a mix of stand-alone commercial retail structures and single-family residential uses. While this development pattern is not significantly different than that of Old Town, the gateways lack the pedestrian elements found elsewhere in Old Town. Street intersection densities are lower, sidewalks are intermittent and narrower, and the streetscape is minimal.

Some of the property within these gateways surrounding Old Town are not within the municipal limits of Bluffton, but rather fall under the jurisdiction of Beaufort County.

Recommendations

- **Leverage Old Town** - Establish a character baseline using adopted design guidance established in the Old Town Master Plan and design guidelines.
- **Extend Character**- Update regulations as applicable to extend design standards to influence the areas within the gateways.
- **Strengthen Relationships** - Some property within the gateways are not within the municipal limits of Bluffton. Coordinate with Beaufort County to ensure similar development regulations apply to property within the gateways regardless of governmental jurisdiction.
- **Make a Statement** - Identify sites for key landmarks or other gateway identifiers. Establish the Old Town character while blending with surrounding development styles.

Figure 8.8
OLD TOWN GATEWAY FOCUS AREA





FOCUS AREA B: BUCKWALTER PLACE

Existing Conditions

Buckwalter Place is part of an overall Planned Unit Development originally established in 2000. The binding Development Agreement has been amended multiple times, most recently in 2013. The Buckwalter Place portion of the development is located northwest of the intersection of Buckwalter Parkway and Bluffton Parkway. Much of the retail space programmed for the center has been constructed and includes two grocery stores, banks, restaurants, medical offices, and the Bluffton Police Department station. The center also includes two public parks and an outdoor amphitheater. The areas surrounding the commercial center are actively being developed with a mix of additional commercial retail uses, walk-up apartment complexes, and attached townhomes. Based on the Buckwalter Place Commerce Park Master Plan dated April 2019, there are six sites identified for future development of retail / restaurant spaces. Two office building sites are denoted between the Kroger and the police station. There is a perimeter trail that is programmed to align with the outer limits of the commerce center footprint.

Recommendations

- **Incorporate Residential Uses** - Residential infill within the commerce center will provide additional patrons for retailers, activate the center, and diversify housing offerings within Bluffton.
- **Connect the Neighborhood** - Construct active transportation routes between the commerce center and surrounding neighborhoods.
- **Incentivize Office Development** - Leverage the two 15,000 square foot commercial office building pads to attract new employers to or foster existing business expansion within Bluffton.
- **Create Logical Transitions** - Encourage middle housing typologies around the commerce center. These housing products diversify offerings and appeal to multiple age groups and incomes. Additionally, these typologies provide a logical transition of uses between the commerce center and surrounding single-family developments.

Figure 8.10

Buckwalter Place Focus Area





FOCUS AREA C: BLUFFTON CROSSROADS

Existing Conditions

The lands surrounding the intersection of Okatie Highway (South Carolina Highway 170) and Bluffton Parkway are currently undeveloped greenfield sites. Established uses within the vicinity of this intersection are single-family subdivisions that are part of the Buckwalter and Jones Estate PUDs and Sun City developments.

Bluffton Parkway is a major east-west thoroughfare through the community. The roadway is programmed to be extended to the west along the northern perimeter of the Jones Estate PUD. The roadway is currently configured as a four-lane divided highway with dedicated turn lanes and signalized intersections.

Okatie Highway is a major north-south corridor through Bluffton. The roadway is configured as a four-lane divided highway with dedicated turn lanes and signalized intersections.

Recommendations

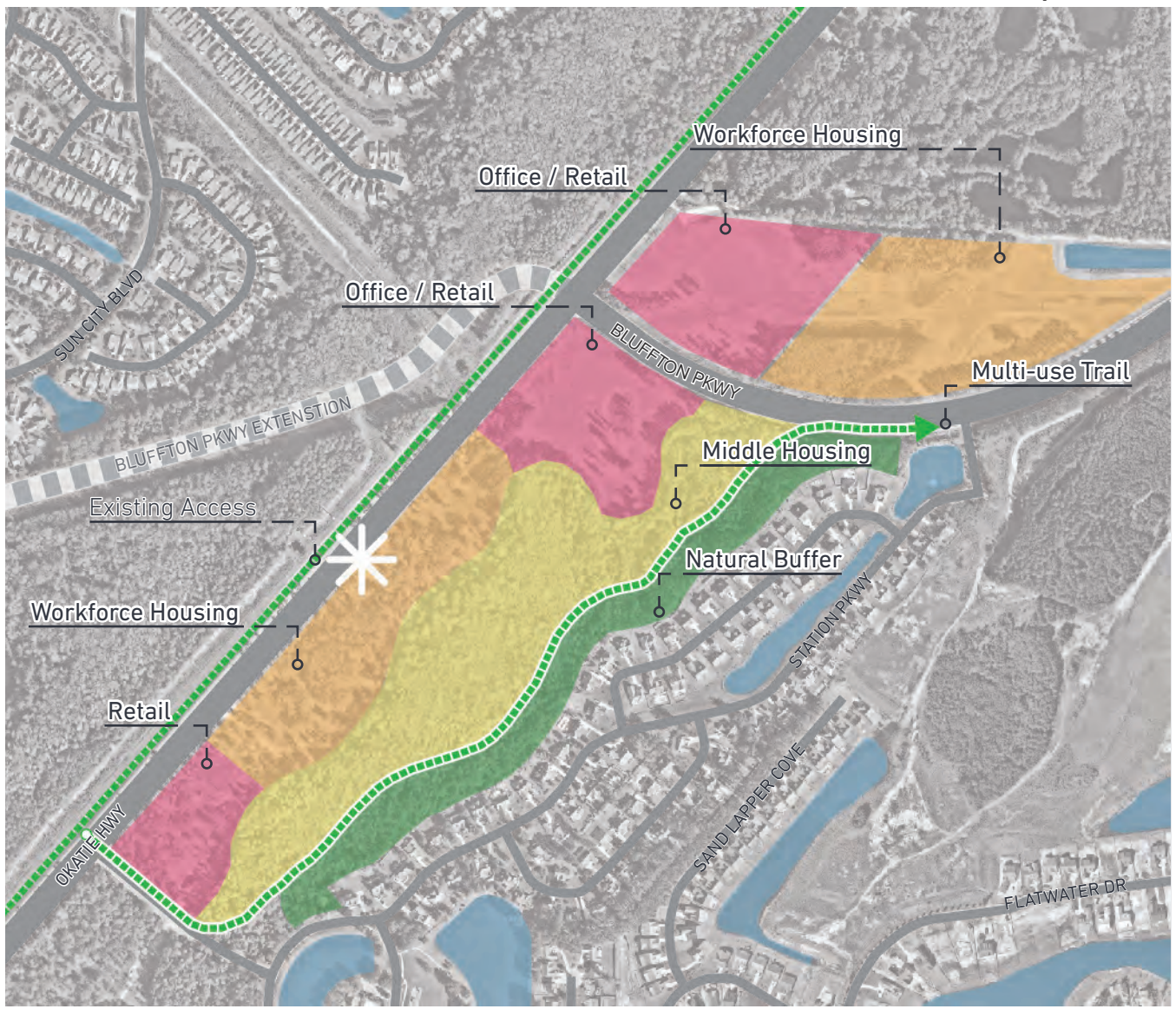
- **Incentivize scaled office development*** - Set the stage for this activity node by establishing office uses with ancillary retail / restaurants. This allows the community to address goals related to employment and economic development.
- **Incorporate residential uses** - Residential infill along these corridors benefit from regional access and blend well with established uses.
- **Review Market Conditions against Existing PUD** - Update market research to ensure additional retail commercial uses are needed at this intersection. There are three grocery anchored shopping centers within 2.5 miles of this intersection.
- **Support transitional land uses** - Encourage middle housing typologies around the commercial uses. Using lifestyle housing as a transition creates a step down in intensity from any commercial uses and the established single-family neighborhoods to the east of the focus area lands.

**At the time of adoption the commercial office market is in a slow period of recovery following the economic shutdowns related to the 2020 COVID-19 pandemic. The growth in the Lowcountry is such, however, that the community can still expect modest demand through the planning horizon (ten years) and should plan accordingly.*

Figure 8.12

Bluffton Crossroads Focus Area





RECOMMENDATIONS

Objective L1. Improve the Town’s Regulatory Development Framework

L1.1 Review the Unified Development Ordinance (UDO) to align with the goals of this Comprehensive Plan and the Town’s Strategic Plan. Successful communities constantly evaluate and monitor existing codes and design guidelines to ensure the Town’s land use objectives and overall vision are being met. Adopted in August of 2011, the Unified Development Ordinance (UDO) has provided a robust guide for the character and density of development in Bluffton. Completion of Blueprint Bluffton and the Town’s Strategic Plan requires that this development tool be assessed and monitored to ensure it remains true to its original intent while supporting these contemporary frameworks. Periodic review and examination of the UDO’s performance in maintaining consistency with the community’s vision will allow Bluffton to proactively consider new zoning codes or other regulatory tools to help address new challenges and opportunities.

L1.2 Review the Highway Corridor Overlay District with particular focus on improving design criteria requirements along major thoroughfares in Bluffton. The Highway Corridor Overlay (HCO) District is intended to provide consistency and quality to streetscape (landscape & lighting) and development standards (architecture) along major roads and highways in Bluffton. A thorough review of projects built within this overlay designation will help signal what updates are needed to the zoning code and subsequent design standards. Evolving transportation choices require observation of infrastructure projects and zoning codes to ensure the safety and needs of all roadway users including pedestrians and cyclists are being met. Frequent review of projects within the HCO District Overlay will allow Bluffton the opportunity to integrate best practices from National Association of City

Transportation Officials (NACTO) and other resources into future projects.

L1.3 Create floating districts for the development of cluster neighborhoods and missing middle housing types. To expand the diversity of housing types and densities the Town should explore and define a “floating zone district” that clearly delineates the uses and configuration of a “Cluster or Mixed-Housing District.” This district would provide flexibility to potential developers without pre-prescribing an appropriate location for that development through the zoning map. Rather, applicants would have the option to pursue a rezoning at which time the project would be evaluated against the floating zone standards. The district definition would be consistent with the current districts in the Town’s Unified Development Ordinance, but like with Old Town, may include additional requirements related to design standards, affordability thresholds or percentages, and other considerations. Please note this action has also been included in the Housing chapter.

L1.4 Review Workforce/Affordable Housing requirements to ensure they result in the provision of housing that is affordable to low and moderate-income families. The intent of UDO section 6.5 is to meet the Town’s housing goals by providing incentives, including density bonuses, for the development of affordable units within place types designated on the Growth Framework Map. Currently renter-occupied workforce and/or affordable housing eligibility requires earnings of no more than 80% of Area Median Income (AMI). However, the Buck Island Simmonsville Neighborhood Plan found many existing residents fall within extremely low-income (Less than 30% of AMI) and very low-income thresholds (30% to 50% of AMI). The Town of Bluffton should adjust density bonuses for affordable housing projects by providing more opportunities to add units only available to lower income thresholds. One option is to allow projects to qualify

for higher density bonuses when they set aside a percentage of units that have lower income thresholds (50% of AMI).

L1.5 Review Bluffton’s Transfer of Development Rights Program (TDR) and Development Rights Bank to determine if they are relocating growth from culturally or environmentally sensitive areas to those more suitable for expansion.

Enacted in 2007, Bluffton’s TDR Program and Development Rights Bank can buy and hold development entitlements for conservation or make them available for purchase by property owners within the various place types identified in the Growth Framework Map. Currently, Town-owned Development Rights held by the Bluffton TDR Bank do not have a specified monetary value. All applicants submitting a request to purchase these Development Rights will have to negotiate their offer with the Town on a project-by-project basis. To reduce ambiguity, Bluffton could amend the TDR Program to clearly state how many units are available, how their values are determined, and what incentives, or price reductions are available to property owners. Currently, the Bluffton TDR Bank holds Development Rights for over 1,000 residential dwelling units. The ‘Base TDR Cost’ for one single family and/or multi-family unit could be set annually using the area’s median sales price. This transparent pricing could also include a further reduction in the ‘Base TDR Cost’ for all development rights that are used for the creation of workforce and affordable housing. Increased transparency and continuous updates to the TDR Program could help make more units owned by Bluffton’s TDR Bank available for developments that wish to include affordable housing.



Thoroughfare Corridor
Source: Thomas & Hutton



Pedestrian-Scale Streetscape
Source: Visit Bluffton



Planned Residential Development
Source: Serenbe

L1.6 Revisit and update the Old Town Master Plan to ensure the values from the Bluffton State of Mind charette are reflected in the character of new development. With input from a community design charette The Bluffton Old Town Master was completed in June of 2006. Several of the plan’s recommendations have been executed including the creation of Wright Family Park and the soon to be restored Squire Pope Carriage House. Completion of Blueprint Bluffton combined with extensive growth since adoption calls for a potential update and/or reevaluation of the 2006 Old Town Master Plan. This appraisal of progress will help determine if the vision for a walkable and vibrant center has come to fruition now that Bluffton has used the plan’s framework and Unified Development Ordinance to establish distinct styles and character.

L1.7 Review and update neighborhood plans for Buck Island Simmonsville and Goethe-Shults to be consistent with the goals of this Comprehensive Plan and the Town’s Strategic Plan. With Blueprint Bluffton now complete, a general audit of these plans should take place. Reviewing progress on and results of previous recommendations will help the community identify proposals that remain key targets in these areas. Future development needs to remain not only in harmony with the existing character of the neighborhood but also compatible with the intent of both the Comprehensive Plan and neighborhood plan. Measuring and monitoring the efficacy of previous recommendations combined with additional scrutiny of new zoning requests will help the Town fulfill housing needs by maintaining its naturally occurring affordable housing stock. The Town of Bluffton will also need to continually establish new financial assistance and incentive programs that support rehabilitation, infill, and mixed income projects to ensure that Buck Island Simmonsville and Goethe-Shults neighborhoods have the right balance of quality affordable housing.

Objective L2. Identify Areas for Additional Development or Redevelopment to Better Meet Community Needs

L2.1 Monitor and inventory the remaining undeveloped areas and prioritize development based on attributes such as size, connectivity, quality, value, and compatibility with community needs. Significant growth has left fewer acres of land available for annexation or development. Sustained demand to add more single-family housing combined with environmental constraints require an analysis on each development proposal or zoning request to ensure it meets not just market demands but also community need. Incorporating a more diverse mixture of land uses including office, workforce housing, and middle-income housing should be carefully evaluated and considered for each remaining greenfield parcel based upon their size and location. Future demands for different uses may end up in incompatible locations harming the community’s character if the opportunity to develop existing greenfield sites is not prioritized to potentially meet specific community needs.

L2.2 Renegotiate PUD development agreements to enable different housing types, office, commercial, and public park uses. Over 13 different PUD districts exist in Bluffton and the PUD designation makes up 92% of the Town’s land area. According to the UDO, the core purpose of the PUD is to achieve the objectives of the Bluffton Comprehensive Plan and to allow flexibility in development. Completion of Blueprint Bluffton will require that existing PUD’s be assessed to ensure they remain true to their intent of achieving comprehensive plan objectives.

L2.3 Focus walkable, mixed-use development in the places identified in the Growth Framework Map. The UDO Growth Framework Map identifies four different ‘place types’ (Rural Crossroads, Hamlet, Village, Town Center) that are intended to focus expansion with techniques that respect the Town’s character, connectivity, natural features, and housing typologies. The Growth Framework Map shows preferred design scenarios including the development of mixed-use projects that are compact, sustainable, well connected, and affordable. Focusing walkable mixed-use developments in these areas that are more suited to higher intensity developments are key to providing essential services like affordable housing. Bluffton should continue to evaluate the location and character of each Place Type in the Growth Framework Map to determine if additional sites are needed or changes in typology to a higher density development are appropriate (i.e., Hamlet to Village or Village to Town Center). requirements.

L2.4 Identify areas to accommodate needed community facilities, like schools, parks, and other public places. The UDO Growth Framework Map evaluates and identifies locations for mixed-use high-density developments as key components of sustainable growth. This same method should be utilized to identify locations for new or expanded community facilities and services. A thorough monitoring and analysis of existing capacity and future needs can help determine where key community facilities can be placed. Renegotiation of PUD development agreements can be a key opportunity for updating or adding necessary infrastructure like parks and trails in key locations. For example, only 11% of Bluffton residents are within a 10-minute walk to a public park. Utilizing resources and data available in conjunction with future neighborhood plans can provide a guide to where strategic land acquisition or investments can be made.



CASE STUDY

Transfer of Development Rights (TDR) Program | Palm Beach County, FL

Enacted in 2007, Bluffton’s TDR Program allows property owners to transfer development from sensitive areas to areas more suitable for growth. A Development Rights Bank can buy and hold these entitlements for conservation or make them available for purchase by property owners in growth zones, like Buckwalter Place, to foster density increases in the right locations. Town-owned Development Rights held by the Bluffton TDR Bank do not have a specified monetary value. All applicants submitting a request to purchase these Development Rights will have to negotiate their offer with the Town on a case basis. To reduce ambiguity Bluffton could amend the TDR Program to clearly state how values are determined and what, if any, incentives or price reductions are available. Palm Beach County, Florida annually sets the ‘Base TDR Cost’ for single family and multi-family units at 10% of the area’s median sales price. This transparent pricing includes a further 5% and 1% reduction in the ‘Base TDR Cost’ for all development rights that are used for the creation of workforce and affordable housing. In Palm Beach 34% of all density increases purchased from the County’s TDR bank must be provided as Workforce Housing. In 2021, depending on location, the ‘Base TDR Cost’ for acquiring one additional Single-Family Workforce Housing Unit in Palm Beach County was only \$550. Currently, the Bluffton TDR Bank holds Development Rights for over 1,000 residential dwelling units. Increased transparency and continuous updates to the TDR Program could help make more units owned by Bluffton’s TDR Bank available for developments that wish to include affordable housing.

Objective L3. Continue to Foster Inter-Jurisdictional and Regional Relationships

L3.1 Develop and implement joint review of major development proposals and annexations prior to their approvals. Joint review of major development proposals ensures that overall development is consistent with standards for all jurisdictions that will serve the project. This review by all parties also ensures that public services can serve the proposed development. Establishing this process creates a predictable approval process and minimizes interruptions to project execution. Additionally, this process strengthens relationships between Town of Bluffton and Beaufort County staff. This process should be designed to ensure that all parties from applicable jurisdictions are equally represented throughout the process. The Town is under no obligation to share decision-making power and/or review criteria with it's regional partners. The joint review process is an informational, good faith exercise to better inform neighbors and the county of major projects, especially those with a regional impact related to jobs, homes, and/or traffic.

L3.2 Prepare a joint land use plan for uncommitted lands within the Town of Bluffton and southern Beaufort County that addresses the pattern of land use, density and intensity of development and redevelopment, environmental protection, the relationship of land use to public facilities, and fiscal impacts. Creation of a joint land use plan will simplify development review for both Town of Bluffton and Beaufort County staff and create clear expectations of the development community. This joint effort will ensure the character of the community is consistent, regardless of the governing jurisdiction. This is a crucial tool to ensure the long-range vision for Bluffton is achieved consistently throughout the

community. These joint land use plans ensures that public facilities, such as parks, utilities, and emergency services are equally accessible throughout Bluffton. Inclusion of currently unincorporated lands within this joint plan allows more accurate projections for capital improvement needs and revenue potential.

L3.3 Participate in coordinated regional planning with Jasper County and adjacent municipalities in the areas of future land use, public facilities (especially transportation, trails, and the planned new port, and environmental protection). Based on the growth experienced by Bluffton in the past decades, building relationships with surrounding jurisdictions, and engaging in larger, regional planning efforts is crucial. Proposed developments occurring outside the incorporated limits of Bluffton have direct impacts on traffic patterns, development pressure, and the provision of public services. Jointly identifying and programming public improvement projects, land use plans, and necessary transportation corridors is more cost effective, and more transparent to residents and property owners.

LAND USE | ENVISION A MORE BALANCED BLUFFTON

RECOMMENDATIONS

L1. Improve the Town’s Regulatory Development Framework

- L1.1 Review the Unified Development Ordinance (UDO) to align with the goals of this Comprehensive Plan and the Town's Strategic Plan.
- L1.2 Review the Highway Corridor Overlay District with particular focus on improving design criteria requirements along major thoroughfares in Bluffton.
- L1.3 Create floating districts for the development of cluster neighborhoods and missing middle housing types.
- L1.4 Review Workforce/Affordable Housing requirements to ensure they result in the provision of housing that is affordable to low and moderate-income families.
- L1.5 Review Bluffton’s Transfer of Development Rights Program (TDR) and Development Rights Bank to determine if they are relocating growth from culturally or environmentally sensitive areas to those more suitable for expansion.
- L1.6 Revisit and update the Old Town Master Plan to ensure the values from the Bluffton State of Mind charette are reflected in the character of new development.
- L1.7 Review and update neighborhood plans for Buck Island Simmonsville and Goethe-Shults to be consistent with the goals of this Comprehensive Plan and the Town’s Strategic Plan.

L2. Identify Areas for Additional Development or Redevelopment to Better Meet Community Needs

- L2.1 Monitor and inventory the remaining undeveloped areas and prioritize development based on attributes such as size, connectivity, quality, value, and compatibility with community needs.
- L2.2 Renegotiate PUD development agreements to enable different housing types, office, commercial, and public park uses.
- L2.3 Focus walkable, mixed-use development in the places identified in the Growth Framework Map.
- L2.4 Identify areas to accommodate needed community facilities, like schools, parks, and other public places.

L3. Continue to Foster Inter-Jurisdictional and Regional Relationships

- L3.1 Develop and implement joint review of major development proposals and annexations prior to their approvals.
- L3.2 Prepare a joint land use plan for uncommitted lands within the Town of Bluffton and southern Beaufort County that addresses the pattern of land use, density and intensity of development and redevelopment, environmental protection, the relationship of land use to public facilities, and fiscal impacts.
- L3.3 Participate in coordinated regional planning with Jasper County and adjacent municipalities in the areas of future land use, public facilities (especially transportation, trails, and the planned new port), and environmental protection.





Section 8

Transportation

Goal: Connect Residents with Destinations

When asked about Bluffton’s weaknesses and what could be improved, an overwhelming number of community responses cited traffic and roadway safety. This is not surprising considering the pace of growth in Bluffton and the reliance on US 278 and SC 46 to handle east-west traffic in the community. There are a number of planned roadways that are being considered regionally that would significantly improve interconnectedness in Bluffton and provide multiple ways of getting around and through the Town. While Bluffton has done an admirable job constructing multi-use trails throughout the community, there are numerous gaps in that system. Completing these missing roadway and trail connections, along with continuing to make roadway safety, access management, and public transportation improvements will improve Bluffton’s quality of life.

Given that Bluffton controls very few miles of roadways in the community (.5% of total roadway miles in the Town), coupled with the need for outside funding for both roadway and multi-use trail connections, it is imperative that Bluffton advocate at the regional and state level to ensure that these improvements occur in a timely fashion and in a way that best benefits the needs of residents. There are numerous ongoing regional studies that address these needs, including the recently adopted Beaufort County Connects Bicycle and Pedestrian Plan (2021) and the Lowcountry Area Transportation Study (LATS) 2045 Long Range Transportation Plan (2045 LATS LRTP), adopted on May 13, 2022. This chapter addresses ways to expand the active transportation network, continue to support public transportation, improve parking and access management, collaborate with regional partners, and prioritize connections within, to and through Bluffton.

KEY DATA & TRENDS

Regional Conditions & Commuting

While local trips generate a significant amount of traffic, Bluffton is at the center of activity in the Lowcountry. As noted in the Economy section of this report, almost an equal number of employees come to Bluffton to work (6,785) as Bluffton residents who leave to work somewhere else (6,984). More than 27% of residents work in Hilton Head, contributing to the daily flow of traffic to and along US 278. The majority of these commutes take less than 30 minutes, on par for residents of Beaufort County, but slightly longer than average for the state of South Carolina (see figure 9.1). Similarly, a majority of these trips are made by driving alone, although Bluffton residents are slightly more likely to carpool and work from home than those in the rest of the state. Not surprisingly, the highest traffic corridor is along US 278, with Okatie Highway, Bluffton Road, Bluffton Parkway and Buckwalter Parkway providing critical north-south and east-west connections throughout the community.

May River Road (SC 46) handles a smaller volume of overall traffic, but is often congested and provides a significant second east-west connection between Bluffton and SC 17/I-95. Ultimately, completing the missing portions of Bluffton Parkway all the way to SC 17/I-95 could reduce the overall pressure on SC 46, potentially allowing it to retain its rural, two-lane character that is so valued by the community.

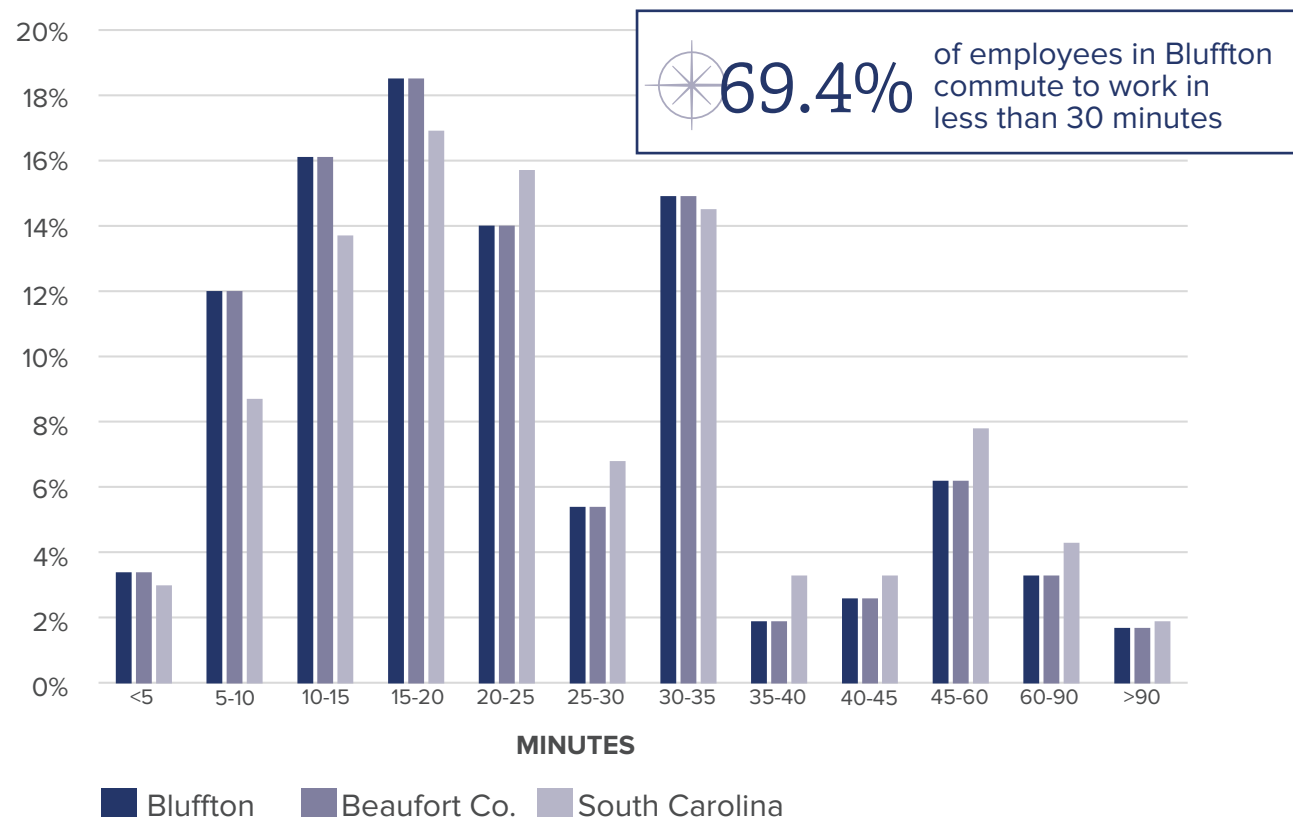
Active Transportation

Existing multi-use paths within the Town of Bluffton represent 35 total trail miles that prioritize connections to parks, schools, Old Town and other centers of activity. To completely connect this system would require another dozen miles of trail miles (see figure 9.4). Doing so would provide multi-use paths along high traffic volume corridors and make needed connections at the edges and center of the community that currently do not exist. This would both improve safety and make it more attractive to pedestrian and bicyclists to choose a non-motorized alternative to get around Bluffton.

Figure 9.1

Travel Time to Work

Source: ESRI Business Analyst (2021)



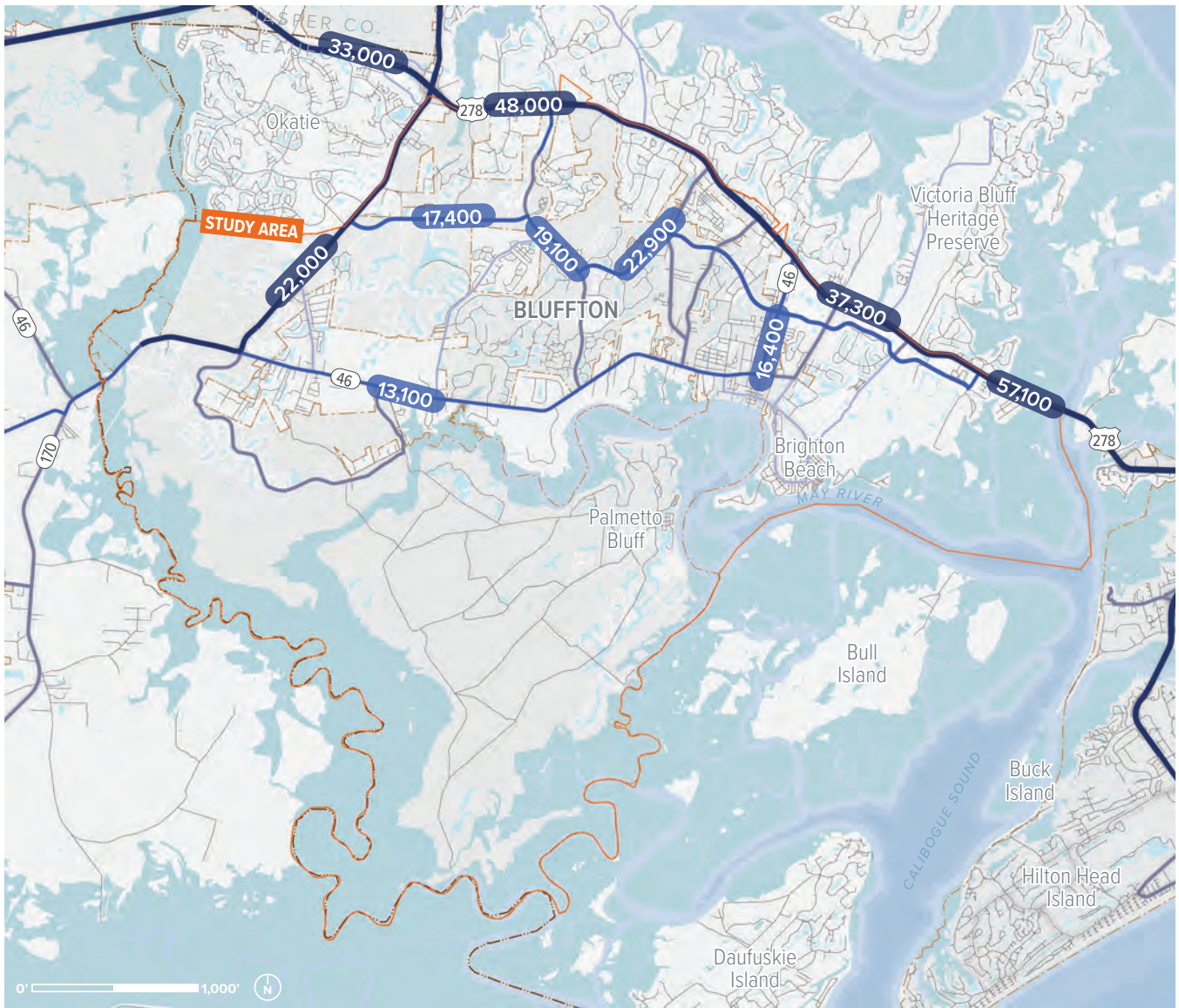
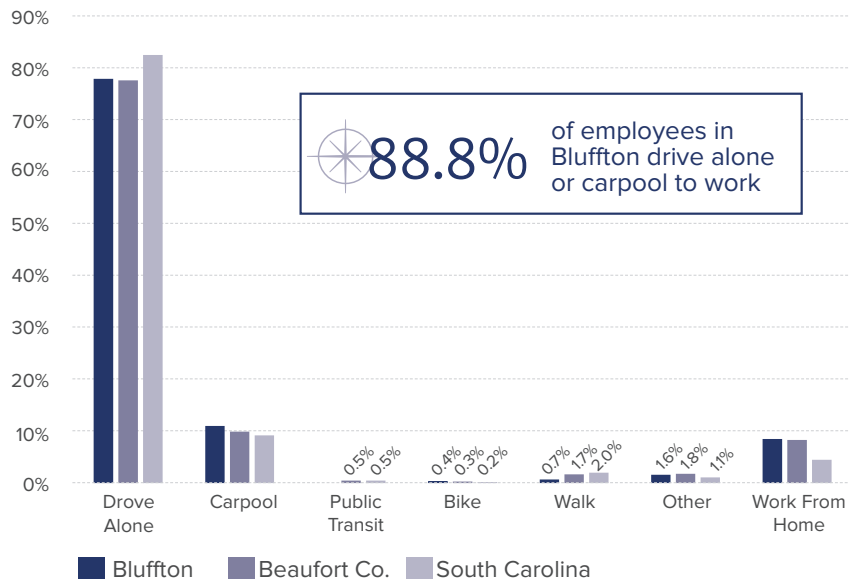


Figure 9.3
Commute Types

Source: ESRI Business Analyst (2021)



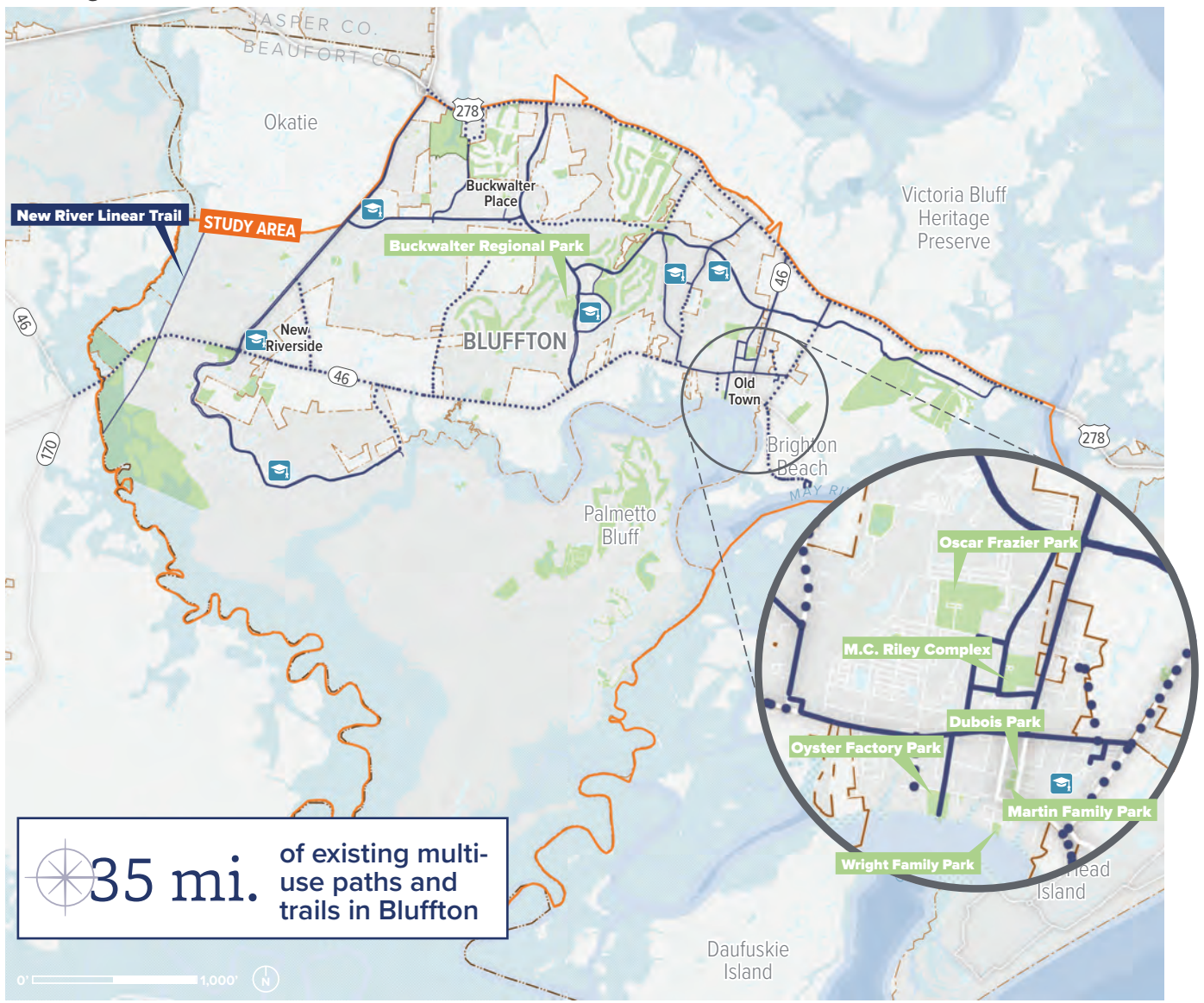
Legend

- Principal arterial
- Minor arterial
- Major collector
- Minor collector
- Local road
- Town of Bluffton
- Study area boundary
- County boundary

AADT Source: SC DOT (2019)

Figure 9.4

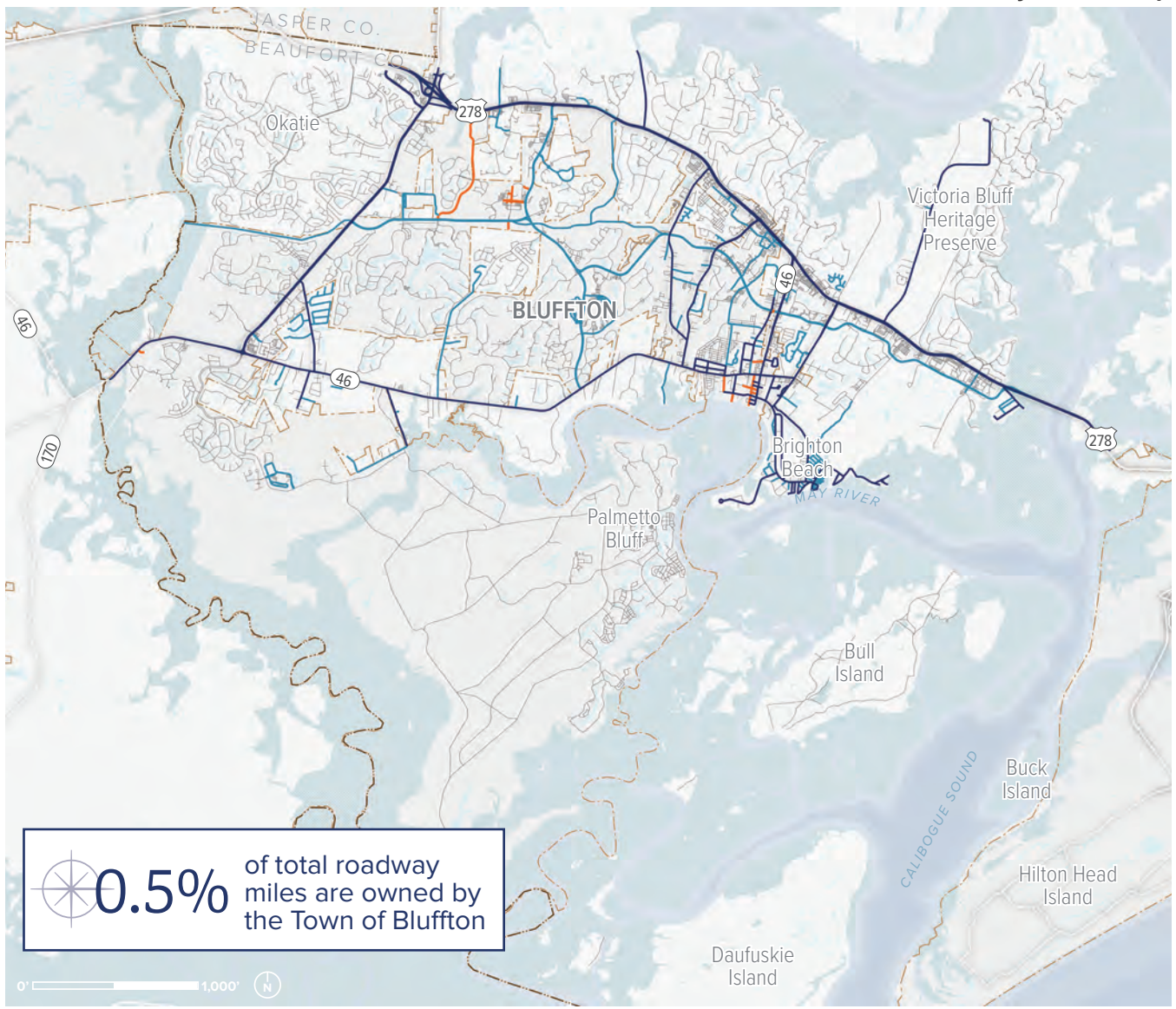
Existing and Future Multi-use Paths



Legend

- Existing multi-use path
- Future multi-use path
- Parks and open spaces
- School
- Town of Bluffton boundary
- Study area boundary
- County boundary

Source: Town of Bluffton



0.5% of total roadway miles are owned by the Town of Bluffton

Legend

- State
- County
- Town
- Private/Unknown
- Town of Bluffton Boundary
- County boundary

Source: Town of Bluffton

RECOMMENDATIONS

Objective T1. Expand the integrated active transportation network of sidewalks, multi-use paths, and on-street bicycle connections.

- T1.1 Support the implementation of the Beaufort County Connects Bicycle and Pedestrian Plan.** This bicycle and pedestrian plan will not only help to close the gaps in the local bike network, but it also identifies funding sources that will enable Bluffton to implement proposed improvements.
- T1.2 Assess the incorporation of the East Coast Greenway through the Town of Bluffton.** The Beaufort County Connects plan also proposes connections to the regional and national bike network. These improvements will provide access to additional facilities that would make Bluffton more accessible and enable the community to benefit from bicycle tourism.
- T1.3 Adopt a Complete Streets policy that requires all streets to be planned, designed, operated and maintained to enable safe access for all users, including pedestrians, bicyclists and transit riders of all ages and abilities.** Adopting a Complete Streets policy would enable the community goals around connectivity, safety and alternative transportation to be fulfilled as new roadway segments and improvements to existing roadways are planned, designed and implemented.

- T1.4 Assess and accommodate pedestrian crossing options at major intersections, including US 278 and Simmonsville Road.** To improve pedestrian safety, Bluffton should prioritize improvements on high-volume, high-speed roadways where pedestrians require additional protection.
- T1.5 Continue to require all new developments accommodate pedestrians within in their site. Plan bicycle and pedestrian interconnectivity to adjacent roadways and future and existing nearby developments.** To ensure that Bluffton retains its reputation as a walkable and bike friendly community, new development should be built at a pedestrian scale and offer connections to surrounding roadways and activity centers to allow for the greatest amount of community accessibility.
- T1.6 Coordinate with public and private groups, including the Bluffton Police Department and area advocacy groups, to promote the education and awareness of personal safety while using bicycle and pedestrian facilities.** In addition to providing greater access to an interconnected system of pedestrian and bicycle facilities, the Town of Bluffton should collaboratively offer education programs and install wayfinding, informational, and regulatory signage to make it easier for all to use the network safely.

“
Transportation is lacking. We need better options to commute instead of only being able to drive a car.
 ”

“
Better public transportation can help decrease the amount of traffic.
 ”

“
The availability of public transit, both around town and to link Bluffton with Beaufort and HHI is lacking.
 ”

“
I think the parkway should be changed to truly be a parkway with a canopy of oaks, landscaping, a nice pedestrian and bike path.
 ”



Related quotes from the Blueprint Bluffton Community Engagement process

Objective T2. Expand Public & Water Transportation.

T2.1 Provide support, input and partnership during future US 278 bus service planning, with attention to potential loops and spurs to serve the residents along the Bluffton Parkway and Old Town. Improving alternative transportation options will make Bluffton more accessible to workers that live elsewhere in the region, enable residents to get around the community without using a car, and enable visitors to park once and visit multiple destinations.

T2.2 Partner with Palmetto Breeze Transit to create bus shelters at key locations throughout the community. Improvements to bus service should also include bus shelters that offer covered seating, route information and real time arrival information to ensure a user friendly system.

Objective T3. Manage Parking and Access

T3.1 Continue the proactive work of managing parking and access to and within developments. Through previous planning efforts and proactive work by staff and Council, the Town has developed a strong set of policies to regulate and manage parking and access management in new development. But as growth in the community continues this issue will, no doubt, continue to present itself. This plan does not propose new policy on the issue, but suggests ongoing maintenance and evaluation of the existing regulatory regime.

Old Town is a destination, and not just for the residents of Bluffton. The district’s unique charm and character have attracted visitors and investors alike. This success, however, comes with its own challenges. Parking has been, and will remain an issue in the area. The Town remains committed to working with property owners, residents, and visitors to improve way-finding to existing options and exploring creative solutions.



*Bike Safety
Source: Monkey Business Images*



*Palmetto Breeze Transit Vehicle
Source: Hilton Head Monthly*



*Greenway
Source: Envision Beaufort County 2040*

Objective T4. Influence Regional Transportation Systems.

T4.1 Continue collaboration with partners to plan for and manage regional traffic changes and transportation improvements. The Town’s transportation interests are represented at multiple scales. The South Carolina Department of Transportation (SCDOT) along with its Federal partners (USDOT), determine major roads and infrastructure funding projects. The US 278 widening and proposed bridge replacement to Hilton Head Island, as one example, has a state-level impact and will cost hundreds of millions of dollars. This is well-beyond the scope of any one locality, county, or regional entity to fund and realize.

More regionally, Beaufort County and the Lowcountry Council of Governments (LCOG) perform regular analysis to determine needed improvements. The Lowcountry Area Transportation Study (LATS) regularly performs analysis, project identification, prioritization, and budgeting. This process leads seasonal construction, with the Town being one of dozens of communities vying for its needed projects.

The Town of Bluffton maintains a very small number of roads within the community, less than 1% of total roadway miles overall. This means the vast majority of projects that are funded and constructed in the community are planned outside of Town Hall. Despite this lack of control, the Town has influence over this decision making process. Through processes like the Lowcountry Area Transportation Study (LATS) or others, the Town should ensure its interests (from the public and private sectors) are well-represented. By maintaining a strong voice in these discussions, the community can better-ensure that it’s interests are represented both in terms of project distribution and in the character / quality of these projects.

Objective T5. Expand Priority Connections.

T5.1 Ensure roadways and rights-of-way promote and enhance physical connectivity within and between neighborhoods. In addition to the planned regional roadway connections, the Town of Bluffton should make needed connections between existing developments and neighborhoods to enable greater interconnectivity and access.

T5.2 Ensure interconnected streets, trails and open spaces throughout and within large scale annexations and planning tracts. As Bluffton continues to grow, streets, trails and open spaces should be designed to allow for access to amenities within developments, but also to provide connections to the Town and regional networks as well.

T5.3 Undertake a corridor study with transportation partners that designates the character of roadway corridors in Bluffton by type and develop specific corridor standards based on surrounding neighborhoods and adjacent land use. In addition to functional classifications of roadways, the Town of Bluffton should define the desired roadway character that reflects the vernacular of Bluffton. This would enable the “Bluffton State of Mind” to permeate the roadway corridors across the community, create a unified look and feel that is uniquely Bluffton and support the non-motorized and alternative transportation modes that are needed.

TRANSPORTATION | CONNECT RESIDENTS WITH DESTINATIONS

RECOMMENDATIONS

T1. Expand the integrated active transportation network of sidewalks, multi-use paths, and on-street bicycle connections.

- T1.1 Support the implementation of the Beaufort County Connects Bicycle and Pedestrian Plan.
- T1.2 Adopt a Complete Streets policy that requires all streets to be planned, designed, operated, and maintained to enable safe access for all users, including pedestrians, bicyclists, and transit riders of all ages and abilities.
- T1.3 Assess the incorporation of the East Coast Greenway through the Town of Bluffton.
- T1.4 Assess and accommodate pedestrian crossing options at major intersections, especially US 278 and Simmonsville Road.
- T1.5 Continue to require all new developments accommodate pedestrians within in their site. Plan bicycle and pedestrian interconnectivity to adjacent roadways and future and existing nearby developments.

T1. Expand the integrated active transportation network of sidewalks, multi-use paths, and on-street bicycle connections.

- T1.6 Coordinate with public and private groups, including the Bluffton Police Department and area advocacy groups, to promote the education and awareness of personal safety while using bicycle and pedestrian facilities.

T2. Public & Water Transportation

- T2.1 Provide support, input and partnership during future US 278 bus service planning, with attention to potential loops and spurs to serve the residents along the Bluffton Parkway and Old Town.
- T2.2 Partner with Palmetto Breeze Transit to create bus shelters at key locations throughout the community.

T3. Parking and Access Management

- T3.1 Continue the proactive work of managing parking and access to and within developments.

T4. Regional Transportation Systems

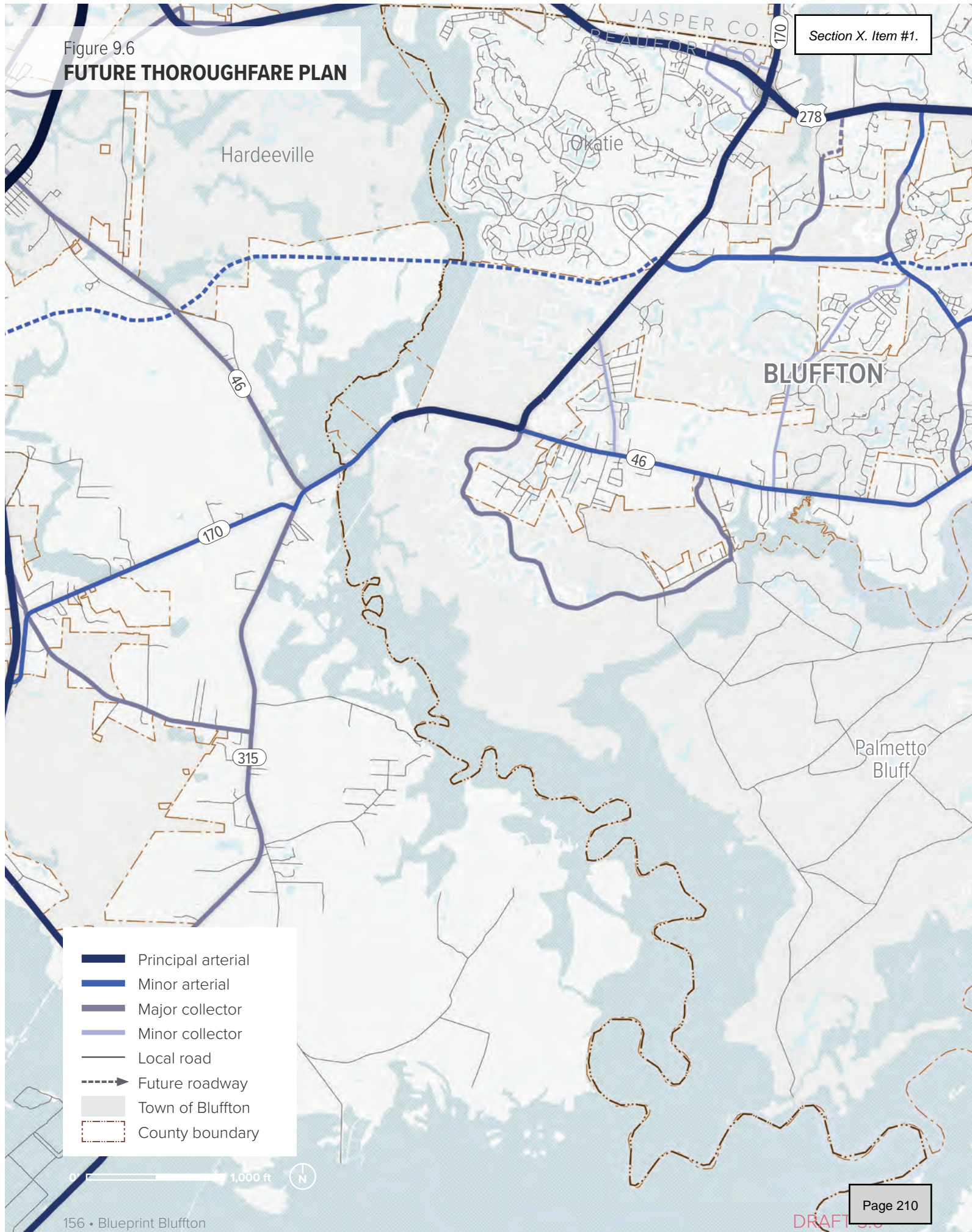
- T4.1 Continue collaboration with partners to plan for and manage regional traffic changes and transportation improvements.

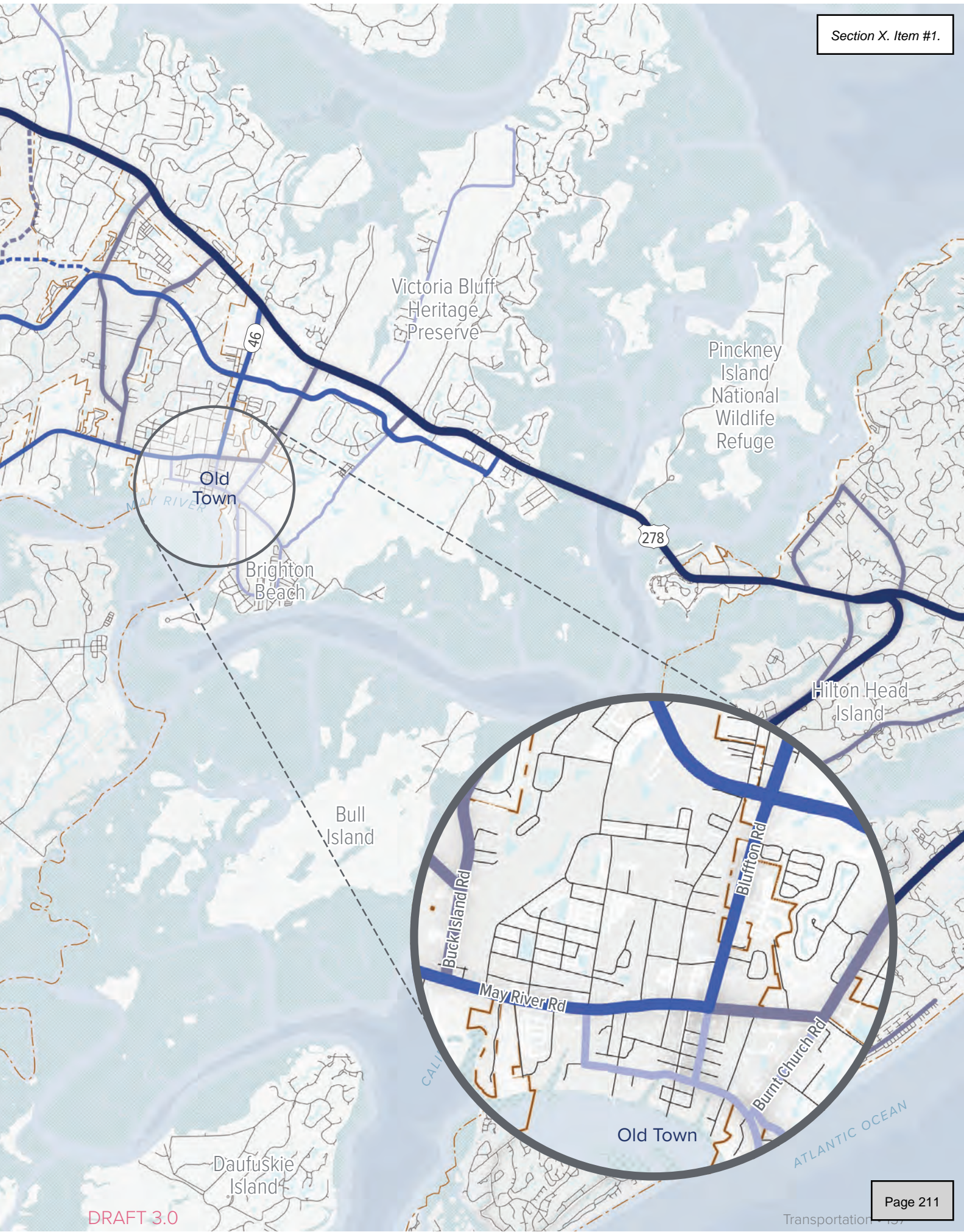
T5. Priority Connections

- T5.1 Ensure roadways and rights-of-way promote and enhance physical connectivity within and between neighborhoods.
- T5.2 Ensure interconnected streets, trails and open spaces throughout and within large scale annexations and planning tracts.
- T5.3 Undertake a corridor study with transportation partners that designates the character of roadway corridors in Bluffton by type and develop specific corridor standards based on surrounding neighborhoods and adjacent land use.

Figure 9.6
FUTURE THOROUGHFARE PLAN

Section X. Item #1.









Section 9

Community Facilities

Goal: Unite the Community through Shared Facilities

Community Facilities are conduits of health. They consist of the physical spaces used to gather, learn and discover, therefore playing a vital role in the mental and social health of the Town as a whole. They also include the largely invisible networks of utility lines that connect the community to water, electricity and proper disposal of waste. In short, these facilities are critical components for a community to live life in a dignified way and manage growth in a responsible way.

The existing terrain of the visible and invisible inventory of community facilities within the Town of Bluffton is important to understand. The Town’s growing population has put a large demand on the need for underground utilities, as well as the demand to think critically about how to responsibly accommodate new infrastructure needs in the future. The Town’s growing

demographic of younger people demands a look at the facilities where children are educated, namely schools and libraries.

This chapter focuses on Town managed issues and opportunities related to community facilities. Schools are critical to the vitality of the community, but they are managed and directed by the Beaufort County School District. Similarly, water and sewer services are expanded, evaluated, and maintained by the Beaufort-Jasper County Water and Sewer Authority. The Town has the opportunity to support the operations and influence decisions by these groups, but the objectives and actions in the chapter center on areas where the Town has more control. This includes investments into Town managed infrastructure and solid waste management.

DATA & TRENDS

Schools and Education

The Beaufort County School District provides public education services for the Town. There are 12 schools in the district, with two high schools, two middle schools and seven early learning / elementary schools. The 2021 District Strategic Plan sees a balanced forecast of student population growth through the 2025/2026 school year. In addition to public options, there are four parochial and private institutions. The Culinary Institute of the South, located in Buckwalter Place, is one technical college with a presence in Bluffton. Other post-secondary and/or technical institutions found just outside of Bluffton include the University of South Carolina at Beaufort and the Technical College of the Lowcountry. Savannah is less than 25 miles from Bluffton and contains a mixture of colleges, universities and trade schools.

Libraries

The Bluffton Branch of the Beaufort County Library is a 25,000 square foot facility located near Old Town Bluffton on Palmetto Way. The branch was opened in 2002 to serve one of largest population centers in Beaufort County. Some amenities offered at the Bluffton Branch include public computers, two outdoor porches, meeting rooms, and printing services. A wide array of events aimed at community members of all ages and interests are hosted at the library each month. These events cover a variety of topics such as classes and workshops for various skills, cooking demonstrations, club meetings, contests, movie screenings, and author visits.

Healthcare

The nearest emergency hospitals to Bluffton are Coastal Carolina Hospital, located off I-95 in Hardeeville, and Hilton Head Hospital, located on the island. Many primary care and specialty care physicians can be found in clinics along the 278 corridor. There are also seven urgent care centers within the Town.

Figure 10.1

School Enrollment Projections (2020 - 2026)

Source: Beaufort County School District Strategic Plan (2021)

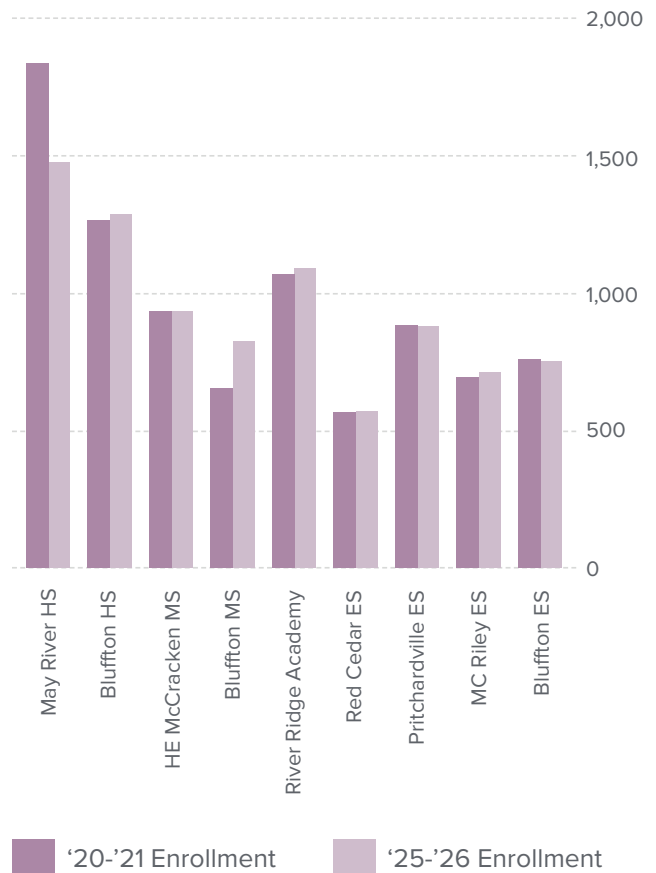
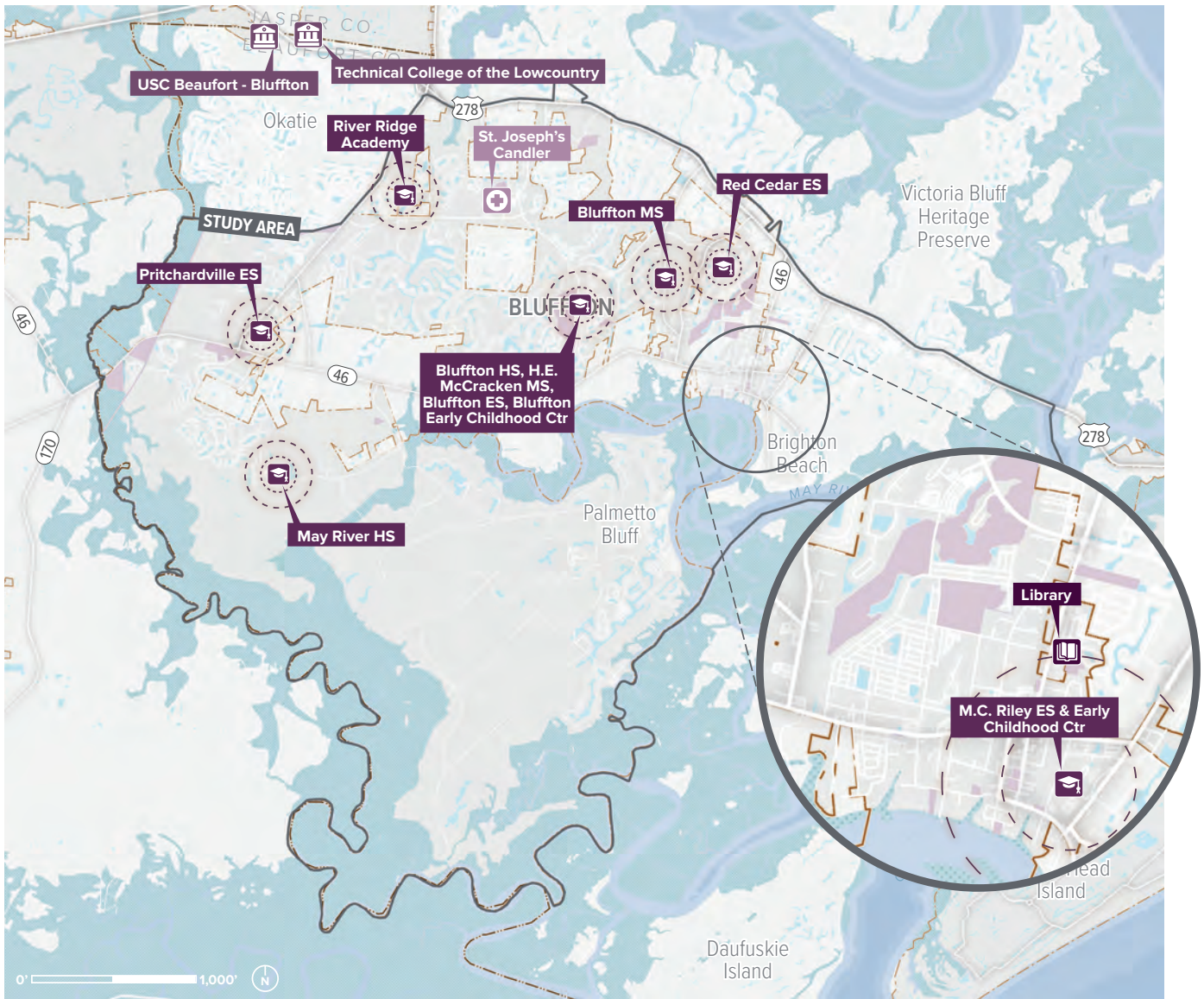


Figure 10.2

County Libraries

Source: Beaufort County Libraries (2020)





Legend

- Library
- School
- Higher education facility
- Medical facility
- Town property
- Study area boundary
- 1/4 mile and 1/2 mile walkshed
- County boundary

“ Too few resources for children. We need more centers for teens and programs to serve as workforce development bridges. ”

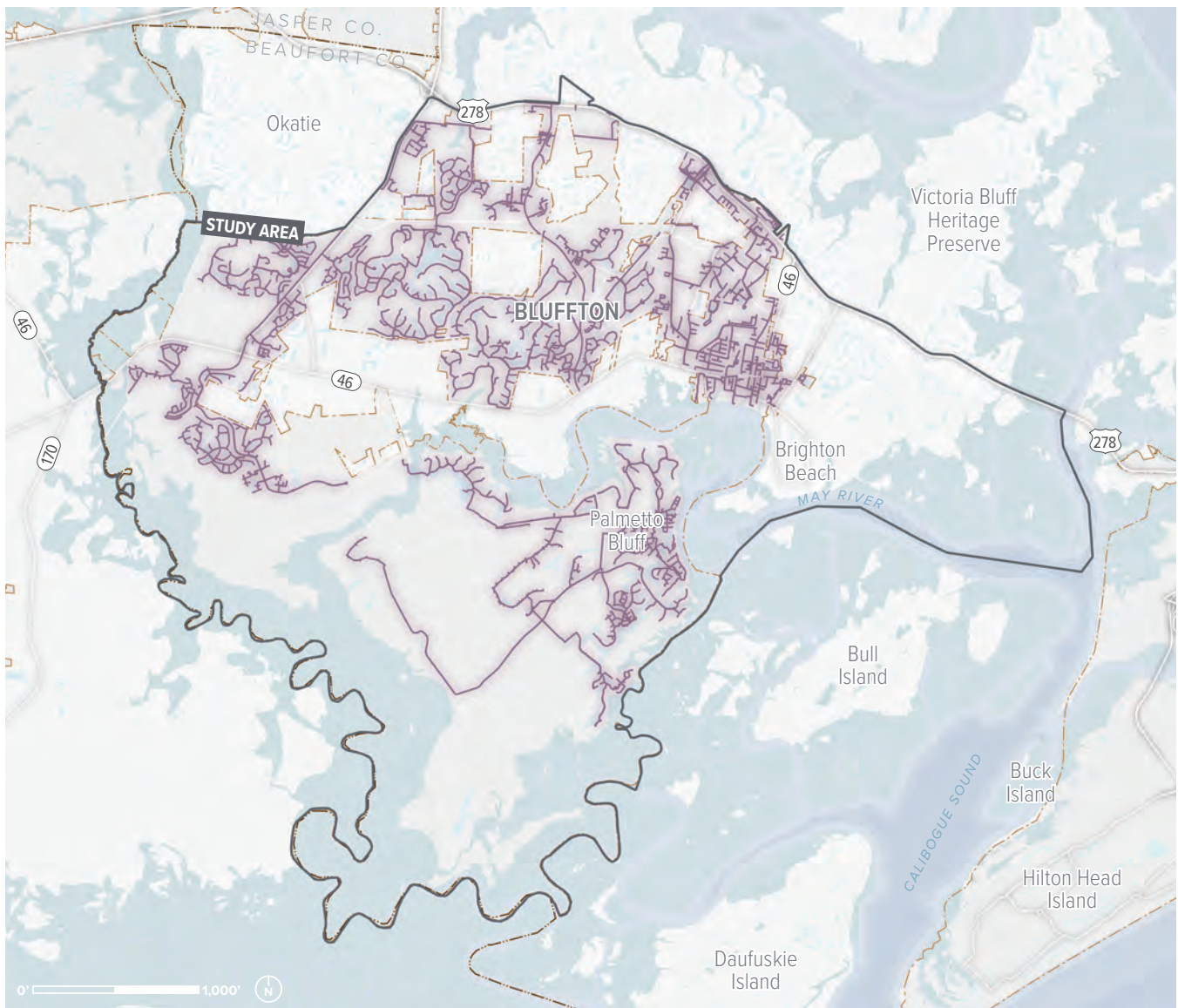
“ We should preserve and restore free community space. ”



Related quotes from the Blueprint Bluffton Community Engagement process

Figure 10.4

Utilities - Sewer Lines

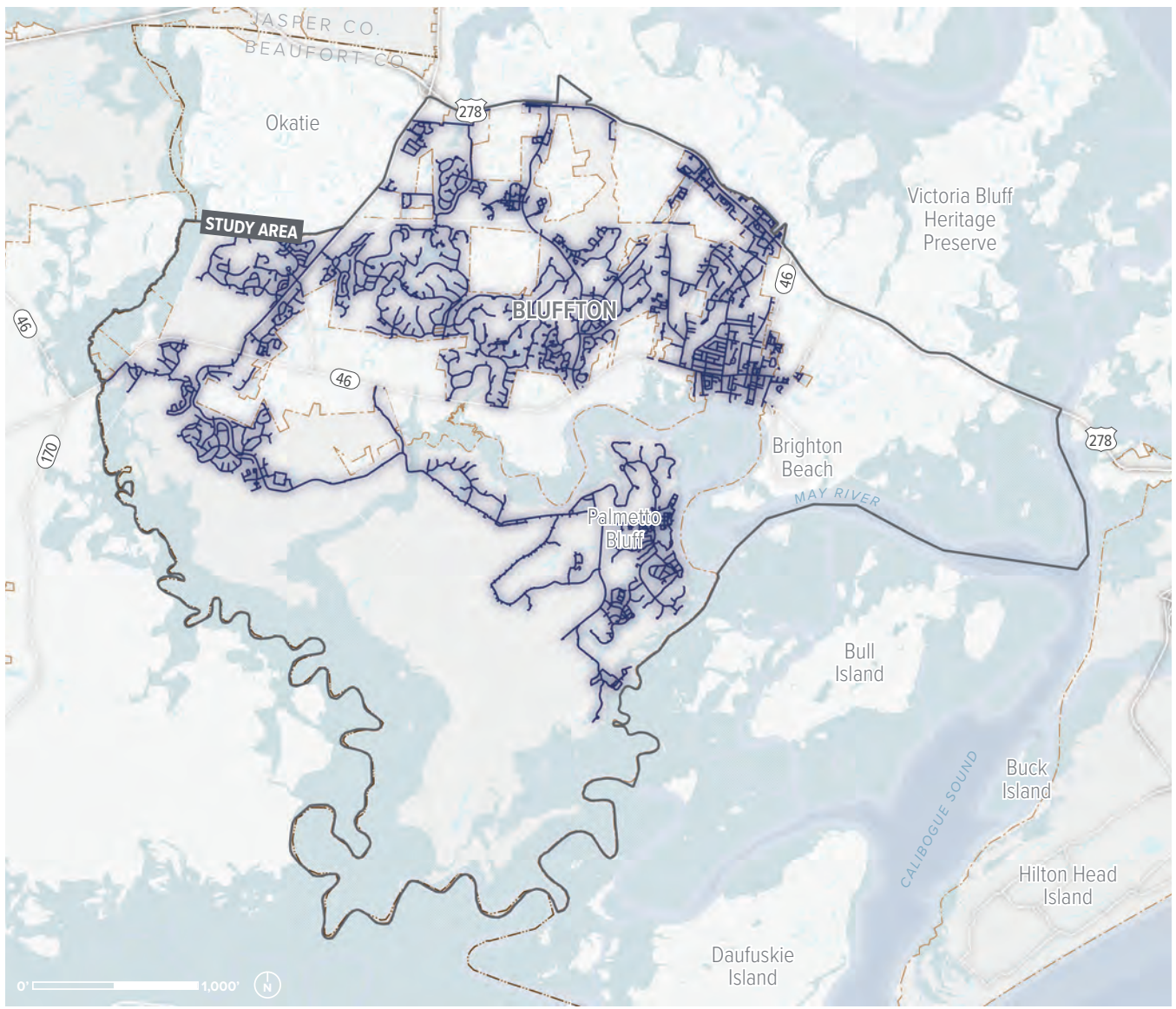


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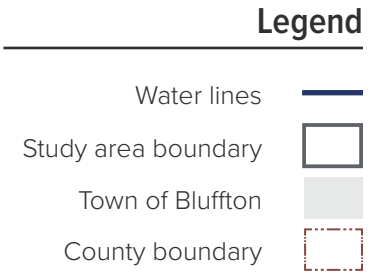
- Sewer lines
- Study area boundary
- Town of Bluffton
- County boundary

Water, Sewer, and Stormwater

The Beaufort Jasper Water & Sewer Authority (BJWSA) is responsible for maintaining the Town of Bluffton’s network of water and sewer lines. The Authority is equipped to provide more than 20 million gallons of drinking water daily to 60,000 customers across the network. This water is sourced from the Savannah River and its Lake Thurmond reservoir. Drought conditions in the region can occur despite the Town’s location. Under these circumstances, the Army Corps of Engineers manages releases into the system. The Town’s growing population has increased demand within the network significantly. Sewer and water coverage in Bluffton is extensive covering a growing network of neighborhoods and planned developments (see figures 10.4 & 10.5). Growth within the network has followed development patterns from the center out, enabling new construction further from the historic core.



In 2021, BJSWA it treated and transported 3.75 billion gallons of wastewater at its eight facilities. Treated wastewater disposal is not permitted in many of the area’s streams and rivers. Instead BJSWA has used innovative approaches to water reclamation, providing up to 8% of the areas total treated water for use on golf courses and residential gardens. According to BJSWA, water supply in Beaufort County is resilient to climate change, having zero gallons of water sourced from regions with high-water stress. While Beaufort County’s overall water risk is low, recent high-water demands have created strains on the system including discolored water and low pressure. To help lessen system demands the BJSWA worked with Clemson University to help balance water needs and alleviate system stress during peak hours. The Water Wise Program asks residents to adjust irrigation plans and water no more than three days a week, with a rotating schedule between odd and even house numbers.



RECOMMENDATIONS

Objective F1. Maintain Enabling Utilities and Infrastructure

- F1.1 Work with the County to eliminate septic systems throughout the May River watershed.** Septic systems can be a cause of groundwater contamination and pollution of waterways. Contamination of the May River is a key concern as it is the location of shellfish beds, aquatic habitats and leisure activities. It is in the Town’s best interest to protect the May River watershed by working with Beaufort County to eliminate septic systems and other point-source pollution within the watershed.
- F1.2 Install conduit and designate easements for utilities during Capital Improvement Program (CIP) project construction.** To ensure accessible infrastructure throughout Bluffton, the Town should ensure that adequate preparation for utility installation is undertaken for catalytic Capital Improvement Program (CIP) projects. Doing this will help to advance economic development by creating the possibility of shovel-ready sites that are already served by utilities.
- F1.3 Underground power lines during Capital Improvement Program (CIP) project construction.** Underground utility lines are beneficial for community aesthetics, safety and general maintenance purposes. Undergrounding utility lines should be considered during construction of Capital Improvement Program (CIP) projects to maximize efficiency and reduce overall construction costs of the Town.

F1.4 Establish long-term planning, prioritization, and investment strategies for future infrastructure and facilities that improve the quality of life for citizens while being financially sustainable and resilient for future conditions. Over the past couple of decades, Bluffton has experienced exponential growth in population and development. Sometimes, the pace of infrastructure and community development hasn’t been able to keep up with all the growth. It is critical to properly plan for and invest in infrastructure and facilities that will ensure a high quality of life for all Bluffton community members, and to do so in a way that is fiscally responsible and sustainable for the Town. This will require coordination, planning, and collaboration between the Town, its partners and developers.

Objective F2. Reduce Solid Waste and Litter

- F2.1 Promote composting to help divert food waste from the landfill.** According to the USDA, food waste takes up more space than any other items in our landfills. Since solid waste and recycling is typically managed at the local government level, there is immense opportunity for the Town to play a role in reducing the amount of food waste that ends up in landfill. To promote composting, the Town can take several actions including creating educational outreach materials and programs about composting, piloting a curbside or drop-off composting program, and even provide composting receptacles in all Town-owned facilities.
- F2.2 Eliminate the use of non-recyclable or non-compostable containers at Town-sponsored events.** A 2015 study from the University of Georgia found that more than 4.8 million metric tons of plastic per year make their way into the oceans via people living within 30 miles of a coast. This plastic pollutes waterways and wildlife. The Town of Bluffton can play a part in a solution to this problem by eliminating single-use plastics at Town-sponsored events and encouraging other event organizers to do the same.

F2.3 Continue to host and promote the May River Cleanup and River Sweep to reduce trash pollution entering the May River. For the health of the environment, wildlife, and humans, it is critical to prevent pollution from ending up in waterways and oceans. The Town of Bluffton and Lowcountry Stormwater Partners work together to host an annual May River Cleanup in the spring and River Sweep in September to reduce the amount of trash pollution entering the May River. The Town and its partners should continue to host and promote these important community events.

COMMUNITY FACILITIES | UNITE THE COMMUNITY THROUGH SHARED FACILITIES

RECOMMENDATIONS

F1. Maintain Enabling Utilities & Infrastructure

- F1.1 Work with the County to eliminate septic systems throughout the May River watershed.
- F1.2 Install conduit and designate easements for utilities during CIP project construction.
- F1.3 Underground power lines during CIP project construction.
- F1.4 Establish long-term planning, prioritization, and investment strategies for future infrastructure and facilities that improve the quality of life for citizens while being financially sustainable and resilient for future conditions.

F2. Reduce Solid Waste & Litter

- F2.1 Promote composting to help divert food waste from the landfill.
- F2.2 Eliminate the use of non-recyclable or non-compostable containers at Town-sponsored events.
- F2.3 Continue to host and promote the May River Cleanup and River Sweep to reduce trash pollution entering the May River.



Section 10

Priority Investments

Goal: Realize community priorities through consistent and responsible funding

The Priority Investments element, as described in S.C. Code sec. 6-29-510(D)(9), requires an analysis of the likely federal, state, and local funds available for public infrastructure and facilities during the next ten years, and recommends the projects for expenditure of those funds during the next ten years for needed public infrastructure and facilities such as water, sewer, roads, and schools.

This chapter is intended to connect the action implied by the Comprehensive Plan to the current and future funding sources. Not all projects identified from the plan will be funded solely by Town. Rather, it is expected that future investment across the plan’s nine topical elements is achieved through mix of funding sources and partners. This section introduces the capital improvements planning process and methodology, describes coordinating entities and the purview and timing of their funding, presents an overview of the Fiscal Year 2022-2023 Capital Improvements Budget with trends from the, and objectives and actions related to the Priority Investments section.

The Town has limited control over the scope and extent of projects or programs it can unilaterally implement. Roads, as one example, are primarily owned and maintained by the county or state. While the Town can participate in regional discussions and planning activities, it is ultimately up to these agencies to plan for and implement projects. These have an impact on Bluffton. Community members who voice concerns about traffic congestion, utility costs, or schools may not be aware of the overlapping purviews of these agencies. The Town may choose to partner in projects of particular importance, but the cost of these investments are significant and require collaboration.

Despite this, however, there are areas where the Town maintains full control. These include parks, trails, historic assets and preservation programs, selected sewer and drainage upgrades, streetscape improvements, and many others. The Town can select and fund key projects within its purview that advance community goals and expand the Town’s quality of life and place.

COMMUNITY IMPROVEMENT PROGRAM

A Capital Improvements Plan is a regular practice of strong and proactive communities. The process generally begins with an inventory of needed community investments into systems like infrastructure, transportation, and others. Town leadership will then consider the list of projects in terms of scope, cost, and community input to identify priorities for that funding period. The Capital Improvements Plan (CIP) collects that period's series of projects and details the focus, work program, needed contracting or procurement, and project budget.

Management and Funding

The Town of Bluffton plans for its investments through a regular, five-year Capital Improvement Program. This collaborative process with staff, elected leadership, and the community, results in package of community investments to be made over defined fiscal years. The Town prepares a budget for these investments based on a defined project scope, design, and contemporary construction costs. Funding for capital work can come from several sources including the Capital Improvements Fund allocated out of the General Fund. The Fund accounts for and reports financial resources that are restricted, committed or assigned to expenditures for capital outlays including the land acquisition and/or construction of capital facilities and other capital assets supporting diversified projects throughout the Town's neighborhoods.

In addition to the variable outlay from the Consolidated Budget, the Capital Improvements Fund also receives proceeds from intergovernmental revenue such as state or federal grants, hospitality tax fees to fund tourism related projects. Funding for capital projects can vary as a share of the Town's consolidated budget. In fiscal year 2022, 28% of planned expenditure was reserved for physical projects, maintenance, or upgrades.

Projects are evaluated for eligibility by the fund based on their alignment with general guiding policies like the Comprehensive Plan or Strategic Plan. The Comprehensive Plan marks a broad, community-established direction for investment

Figure 10.1
Capital Improvement Program (CIP) Summary

Source: Town of Bluffton FY 2022 Annual Budget

FUNDING SOURCES FISCAL YEAR 2022		
SOURCE	AMOUNT	SHARE
TIF Transfer In	\$2,229,437	19.2%
CIP Fund Balance	\$1,761,856	15.2%
SWU GO Bond	\$1,880,468	16.2%
Hospitality Tax	\$1,446,495	12.5%
Grants/Proviso	\$1,468,992	12.7%
General Fund Transfer In	\$1,280,000	11.0%
MIDF	\$881,095	7.6%
Local Accommodations Tax	\$395,000	3.4%
Stormwater Fund Transfer In	\$161,500	1.4%
Utility Tax Credits	\$90,625	0.8%
TOTAL	\$11,595,468	

CAPITAL PROJECTS FISCAL YEAR 2022		
SOURCE	AMOUNT	SHARE
Stormwater and Sewer Projects	\$2,833,060	24.4%
Economic Development Projects	\$2,604,190	22.5%
Park Projects	\$2,162,650	18.7%
Roads Projects	\$1,485,730	12.8%
Land Acquisition	\$998,386	8.6%
Housing Projects	\$880,321	7.6%
Information Tech. Infrastructure	\$338,500	2.9%
Facilities Projects	\$292,631	2.5%
TOTAL	\$11,595,468	

over a ten-year planning horizon. The Strategic Plan is more frequent (every two to three years) and interprets the broad policy of the comprehensive plan into discrete, executable projects or programs. The CIP provides the final layer of specificity, connecting these projects with a scope, timeframe, contractors (if necessary), funding, and evaluation criteria.

The Capital Improvement Program Division is housed in the Engineering Department and has administrative oversight over the CIP once adopted by the Town Council. The Division manages scope, design, and construction. They are responsible for contractor procurement,

and contract administration. The Division maintains a live dashboard of capital projects across the Town with real time information on progress, budget, and estimated completion. Over the five-year CIP period starting in 2021 and ending in 2026, the Division in overseeing 40 discrete projects (see figure 10.1) related to facility upgrades and maintenance, parks, sewer and collection, stormwater and drainage, transportation, and other miscellaneous categories.

Capital Improvement Program Process

The process to identify capital projects follows a regular sequence indicated below.

1. Review of Guiding Documents
 - Strategic Plan
 - Comprehensive Plan
 - May River Watershed Sewer Master Plan
 - Old Town Master Plan
 - Buckwalter Place Commerce Park Master Plan
 - SC 46 Corridor Plan
 - Neighborhood Plans
 - Project Maintenance/Improvement Needs Assessments
2. Staff review of current needs and available funding sources
3. Town Council consideration and prioritization of Capital Improvement Projects at Annual Strategic Planning Workshop
4. Planning Commission review and recommendations to Town Council
5. Town Council consideration and approval during annual Fiscal Year
6. Project Work – Planning / Construction / Maintenance
 - Planning and Design
 - Community Engagement for Major Projects through Town Council Quarterly Workshops
 - Acquisition, Permitting, Construction
 - Ownership and Maintenance

COORDINATION

The State of South Carolina requires a minimum level of cooperation and coordination between local governments when implementing their comprehensive plan and future related projects. The state further defines the nature of this relationship as “coordination with adjacent and relevant jurisdictions and agencies.” The Act defines adjacent and relevant jurisdictions and agencies as “those counties, municipalities, public service districts, school districts, public and private utilities, transportation agencies, and other public entities that are affected by or have planning authority over the public project.” The Town of Bluffton is committed to working with its neighbors around the region. These neighbors and partners include but are not limited to:

- Counties
- Municipalities
- Public Service Districts
- Public and private utilities
- Transportation agencies
- Lowcountry Council of Governments (LCOG)
- School districts
- State of South Carolina
- Federal agencies
- Other public entities

ANALYSIS OF PROJECTED FUNDING

As a component of the Priority Investments section, the Town is asked to reasonably project available funding through the ten-year planning horizon of the Comprehensive Plan. The revenue forecast should consider federal, state, and local sources. The annual budget provides a clear accounting of the Town’s fiscal position, forecasted revenue, and planned expenditures. There are four principle outlays with relevance to the plan’s actions. These include the General Fund, Capital Improvement Fund, Stormwater Fund, and Debt Service Fund (see figure 10.2). The table on the following page shows the alignment between the plan chapters and potential, local funding sources. Federal, state, and regional sources are noted through potential partnerships within the Action Summary Matrix.

Figure 10.2

Primary Town Funding Sources

Source: Town of Bluffton FY 2023 Annual Budget

FUNDING SOURCES	DESCRIPTION	ANNUAL FUNDING AMOUNT (FY2023 BUDGET)	PLAN ELEMENTS ADDRESSED								
			Cultural Resources	People	Economy	Resiliency	Housing	Natural Resources	Land Use	Transportation	Community Facilities
General Fund	The Town’s primary operating fund and is used to account for all Town financial resources except those to be accounted for in another fund. Principal sources of revenue are property taxes and licenses and permit fees.	\$24,855,205 -5% from 2022	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stormwater Fund	Funds stormwater-related expenditures including routine maintenance and capital projects. The primary source of revenue is stormwater utility fees and state and federal grants.	\$2,395,246 +6% from 2022				✓		✓			✓
Capital Improvement Program (CIP) Fund	Funds used for acquisition and construction of capital facilities and other capital assets. Capital Projects are primarily non-recurring in nature.	\$27,759,997 +50% from 2022	✓		✓	✓	✓	✓	✓	✓	✓
Debt Service Fund	Accounts for the accumulation of resources for the payment of interest and principal on general long-term debt obligations. The primary source of revenue is property taxes.	\$5,249,201 -9% from 2022	✓		✓			✓			✓
Total Consolidated Budget	Summary of all proposed spending in fiscal year 2023	\$60,459,649 +14% from 2022									

Action Summary Matrix

The following section presents the recommendations in each topic area and summarized in brief. For more detailed information about these recommendations, refer to the appropriate topic chapter.

PRIORITY

In the matrix on the following pages, the recommendations include priority – high, medium, or low – to aid the Town and its partners in their implementation efforts. Those recommendations that are ranked as “low priority” are not unimportant, they simply fall lower on the priority scale, or their success depends upon the completion of other recommendations.

TIME FRAME

Implementation of the recommendations will happen over the course of the next ten years and beyond. In the matrix on the following pages, the recommendations are labeled based on their anticipated time frame for completion, which is categorized as follows:

- Short-term - < 5 years
- Medium-term - 5 – 7 years
- Long-term – 8 – 10+ years
- Ongoing

POTENTIAL PARTNERS

The recommendations in this plan are focused primarily on actions within the Town’s control. Many recommendations, however, will require collaboration between the Town and other partners, such as other governmental agencies, community groups, non-profit organizations, and private partners.

Potential partners are also listed for recommendations in the matrix on the following pages. In some cases, the name of the organization has been shortened for brevity. A key of the acronyms used can be found in the legend to the right.

MATRIX LEGEND	
Potential Partners	
BCEDC	Beaufort Co. Economic Development Corporation
BCSD	Beaufort Co. School District
BJHEC	Beaufort-Jasper Higher Education Commission
BJWSA	Beaufort-Jasper Water & Sewer Authority
DCRI	Don Ryan Center for Innovation
GBCC	Greater Bluffton Chamber of Commerce
HHI	Town of Hilton Head Island
HHIBCC	Hilton Head Island-Bluffton Chamber of Commerce
HPC	Historic Preservation Commission (Bluffton)
HPRC	Historic Preservation Review Committee (Bluffton)
LCG	Lowcountry Council of Governments
LSP	Lowcountry Stormwater Partners
OTBMS	Old Town Bluffton Merchants Society
POAs	Property Owners Associations
SCDOT	South Carolina Dept. of Transportation
SCDHEC	South Carolina Dept. of Health and Environmental Control
SCDNR	South Carolina Dept. of Natural Resources
SCEMD	South Carolina Emergency Management Division
SCRDA	South Carolina Regional Development Alliance
SLRB	Southern Lowcountry Regional Board
TCL	Technical College of the Lowcountry
USCB	University of South Carolina Beaufort

CULTURAL RESOURCES | CELEBRATE BLUFFTON'S PEOPLE AND CULTURE

RECOMMENDATIONS		PRIORITY	TIME FRAME	POTENTIAL PARTNERS
C1. Preserve the Town's Historic and Cultural Resources				
C1.1	Monitor preservation-related ordinances for needed modifications to best protect historic resources within the town.	High	Ongoing	
C1.2	Encourage the protection, preservation, and conservation of historic resources to ensure their protection from deterioration and demolition.	Med.	Ongoing	HPC
C1.3	Train Town Code Enforcement staff to identify historic properties that appear to be subject to conditions of neglect as specified in the Town's Pro-active Preservation ordinance.	Med.	Ongoing	
C1.4	Identify properties eligible or potentially eligible for listing in the National Register of Historic Places.	Med.	Med.	HPC
C1.5	Continue to evaluate the need for updated historic resource surveys.	Low	Ongoing	HPC
C1.6	Explore the expansion of the historic preservation program beyond Old Town Bluffton Historic District.	Med.	Ongoing	HPC
C1.7	Continue to develop programs and policies to protect and preserve the Town's historic and cultural resources.	Med.	Ongoing	
C1.8	Continue to pursue strategies and incentives that will encourage preservation, as opposed to the deferred maintenance or demolition of historic resources.	Med.	Ongoing	
C1.9	Identify the presence of historic resources or potential resources and the impact of any proposals on these resources when planning studies conducted by the Town or its consultants are undertaken, which may include but not be limited to studies on neighborhoods, housing, transportation, utilities and disaster planning.	Med.	Ongoing	
C1.10	Ensure that new and infill development within Old Town Bluffton Historic District respects and complements the patterns, character, and scale of Old Town.	High	Ongoing	HPC, HPRC, Planning Commission
C1.11	Ensure that street, sidewalk, utility and other improvements undertaken within the Old Town Bluffton Historic District are consistent with the character of Old Town.	High	Ongoing	Planning Commission
C2. Pursue Expansion of the Bluffton National Register Historic District to Align with the Old Town Bluffton Historic District				
C2.1	Pursue the expansion of the Bluffton National Register Historic District to include those properties within the Old Town Bluffton Historic District that have been identified by the State Historic Preservation Office as eligible.	Med.	Med.	HPC
C3. Continue and Expand Community Engagement and Education Regarding Historic Preservation				
C3.1	Develop an Education and Outreach Program.	Low	Med.	
C3.2	Continue to Host the Annual Historic Preservation Symposium.	Med.	Ongoing	
C3.3	Employ Media to Engage and Educate the Public.	Low	Ongoing	
C3.4	Explore New Approaches to Engage the Community.	Low	Ongoing	

CULTURAL RESOURCES | CELEBRATE BLUFFTON'S PEOPLE AND CULTURE

RECOMMENDATIONS		PRIORITY	TIME FRAME	POTENTIAL PARTNERS
C3.5	Seek Citizen Assistance to Tell Bluffton's Story and Preserve its History.	Med.	Ongoing	
C4. Celebrate Native and Gullah-Geechee Heritage				
C4.1	Identify and Protect Gullah-Geechee Properties, Including Burial Grounds.	High	Ongoing	
C4.2	Explore How the Town Can Contribute to Gullah-Geechee Heritage Corridor.	High	Short	
C5. Pursue Inclusion of Eligible Properties into the Reconstruction Era National Historic Network				
C5.1	Identify properties that appear to be eligible for inclusion and assist property owners with their applications.	High	Short	
C6. Promote Heritage Tourism				
C6.1	Promote historic and cultural resource protection as an economic tool and support heritage tourism opportunities as a form of economic development.	Low	Ongoing	
C7. Prepare Post-Disaster Strategies to Protect Historic and Cultural Resources				
C7.1	Evaluate policies and plans for pre- and post-disaster strategies for the protection of historic and cultural resources within the Town.	Low	Med.	Beaufort County Emergency Management Division
C7.2	Provide information to property owners regarding disaster planning and protection of historic resources.	Med.	Short	Beaufort County Emergency Management Division
C8. Rehabilitate Town-owned Historic Resources				
C8.1	Complete the stabilization of the Squire Pope Carriage House, followed by rehabilitation of the structure.	High	Short	
C8.2	Develop a master plan for the Sarah Riley Hooks home to outline the steps necessary to stabilize, rehabilitate and program the house and property.	Med.	Med.	
C9. Intergovernmental Coordination				
C9.1	Pursue the possibility of a Beaufort County property tax abatement to provide an additional financial incentive for owners of contributing structures who pursue rehabilitation in accordance with local and state requirements.	Low	Med.	Beaufort County
C9.2	Where possible, coordinate with state and federal agencies whose activities may impact historic, cultural and archaeological resources.	Med.	Ongoing	Various
C10. Promote Arts and Culture in Bluffton				
C10.1	Complete a cultural arts assessment of the community that extends beyond historic resources.	Low	Med.	
C10.2	Assist the Bluffton Cultural Arts District Committee to reinvigorate and promote the Bluffton Cultural Arts District, which is the center of the community's cultural, artistic and economic activity.	Med.	Ongoing	Bluffton Cultural Arts District Committee

CULTURAL RESOURCES | CELEBRATE BLUFFTON'S PEOPLE AND CULTURE

RECOMMENDATIONS	PRIORITY	TIME FRAME	POTENTIAL PARTNERS
C10.3 Establish a policy to include the integration of art into the concept, design and construction of capital improvement projects and explore funding opportunities.	Low	Short	
C10.4 Consider general guidelines and a potential dedicated funding source through which the Town will govern the display, acquisition (by purchase, gift and loan) or removal of artwork in Town-owned public spaces.	Low	Med.	
C10.5 Research opportunities for funding of the arts in the promotion and maintenance of cultural facilities.	Low	Med.	
C11. Evaluate Old Town to Better Guide Future Development and Redevelopment			
C11.1 Update Old Town Master Plan.	High	Short	
C11.2 Revisit Design Standards.	Med.	Short	
C11.3 Retain Housing Affordability.	High	Ongoing	
C12. Future Development Should Endeavour to Integrate the Bluffton 'State of Mind'			
C12.1 Create Incentives to Encourage Bluffton's Character.	High	Ongoing	
C12.2 Support Verdant and Compact Environments.	High	Ongoing	

PEOPLE I SERVE THE NEEDS OF A DIVERSE POPULATION

RECOMMENDATIONS	PRIORITY	TIME FRAME	POTENTIAL PARTNERS
P1. Coordinate the Provision of Human and Social Services Within the Community			
P1.1 Foster alignment between local non-profits to inventory community and social services.	Low	Short	Non-profit organizations, social service providers
P2. Support Diversity, Equity, and Inclusion in All Town Functions			
P2.1 Support agencies and companies from a diverse background to increase reach, inclusion, and community connectedness across all of Bluffton.	Med.	Ongoing	Social service agencies, businesses
P2.2 Provide basic Town information both in English and Spanish, or offer a translation service for residents.	Med.	Ongoing	
P2.3 Continue to assess and implement necessary Town equity, diversity, and inclusion practices for equal engagement opportunities for all citizens.	Med.	Ongoing	
P3. Continue to Provide High-Quality Community Programming			
P3.1 Support activities that promote community wide events and celebrations.	Low	Ongoing	
P3.2 Recognize and support heritage appreciation days, holidays, festivals and other events.	Low	Ongoing	
P3.3 Continue to support heritage and diversity through the future development of interpretive centers and museums.	Low	Ongoing	Historic Bluffton Foundation

ECONOMY | CULTIVATE A STRONG LOCAL ECONOMY

RECOMMENDATIONS	PRIORITY	TIME FRAME	POTENTIAL PARTNERS
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E1. Spur Local Entrepreneurship and Innovation

E1.1	Inventory and promote available commercial spaces available to host small businesses.	High	Ongoing	DCRI
E1.2	Review the Town zoning code to provide flexibility to accommodate mixed-use place creation that is attractive to young professionals.	High	Short	
E1.3	Expand financial incentives to support small, local businesses	High	Short	
E1.4	Promote minority entrepreneurship through technical assistance, grants, or other incentives.	High	Ongoing	DCRI, BCEDC, Town Council, Beaufort Co.

E2. Attract New Businesses and Employers to Bluffton

E2.1	Coordinate with local and regional economic development agencies to promote Bluffton as an attractive location for business growth.	High	Ongoing	BCEDC, SCRDA, HHIBCC, GBCC
E2.2	Support the implementation of the Economic Development Strategic Plan to memorialize target industries for Bluffton and determine strategies for attraction	High	Short	BCEDC
E2.3	Encourage housing diversity to accommodate a wide range of employees.	High	Ongoing	Regional Housing Trust Fund
E2.4	Maintain an inventory of available commercial space and vacant land that could accommodate new business growth.	High	Ongoing	DCRI, BCEDC, Beaufort Co., Developers
E2.5	Establish financial incentives to attract new target businesses and develop strategies to engage in public-private partnerships.	High	Short	BCEDC, Beaufort Co., Developers
E2.6	Strengthen partnerships between developers and economic development recruitment to attract key employers to Bluffton.	Med.	Ongoing	BCEDC, Developers, DRCI
E2.7	Engage high tech industries through direct business recruitment.	Med.	Ongoing	BCEDC, DRCI
E2.8	Prioritize job development jobs for young adults.	High	Ongoing	DRCI

E3. Diversify the Town's Tax Base

E3.1	Adopt fiscal criteria for future land use decisions to ensure financial sustainability as Bluffton's development pace changes.	High	Short	
E3.2	Create Master Plans for locations that could support future commercial development, including, but not limited to, underperforming or slow to build-out PUDs, golf courses, outdated retail centers, etc.	Med.	Med.	
E3.3	Continue to prepare and regularly update a cost-to-serve fiscal impact analysis to better understand and communicate the impacts of growth and development.	High	Short	

ECONOMY | CULTIVATE A STRONG LOCAL ECONOMY

RECOMMENDATIONS	PRIORITY	TIME FRAME	POTENTIAL PARTNERS
E4. Improve Workforce Development to Attract and Retain Employees			
E4.1 Identify and grow relationships with local education partners to offer training opportunities.	High	Ongoing	BCSD, USCB, TCL, Beaufort Co. Community College, BJHEC
E4.2 Build relationships between local high schools and existing companies to identify workforce needs	High	Ongoing	BCSD, BCEDC
E5. Continue to Promote Tourism & Hospitality in Bluffton			
E5.1 Continue to promote Old Town as a tourist destination.	High	Ongoing	OTBMS, HHIBCC, GBCC
E5.2 Consider a range of housing affordability to provide options for tourism and hospitality workers to live in or near where they work.	High	Ongoing	Regional Housing Trust Fund
E5.3 Encourage and support ecotourism as well as cultural and historic tourism.	Med.	Ongoing	HHIBCC, SC Nature-Based Tourism Association

RESILIENCY | CREATE A MORE RESILIENT FUTURE FOR ALL

RECOMMENDATIONS	PRIORITY	TIME FRAME	POTENTIAL PARTNERS
R1. Mitigate and Adapt to a Changing Climate			
R1.1 Develop and implement ordinances that protect cultural resources, sensitive assets, and populations within the Town of Bluffton.	High	Short	SLRB, Coastal Conservation League, SCDHEC
R1.2 Ensure that all critical facilities, public and private (emergency services, shelters, energy generation, etc.), have access plans that account for storm events, inundation, and long-term sea-level rise.	Med.	Ongoing	Beaufort Co., Dominion Energy, SCDOT, SCEMD, SCDHEC
R1.3 Strengthen the Town’s zoning and development ordinance to promote Low Impact Development (LID) and more resilient development in low lying areas.	High	Short	Beaufort Co., SLRB, SCDOT, LCG
R1.4 Provide for green infrastructure incentives to encourage redevelopment and adaptability of existing infrastructure and stormwater facilities not maintained by the Town	Med.	Med.	Beaufort Co., SLRB
R1.5 Assess existing Town operating procedures for sustainability best practice implementation and resiliency in continuing operations during disasters and establish new processes and procedures as needed.	Low	Short	
R1.6 Develop a climate adaptation and sustainability plan for the Town.	Med.	Med.	LCG, SLRB
R1.7 Implement strategies from Beaufort County's Sea Level Rise Task Force and continue engagement at a regional level.	High	Ongoing	Beaufort Co.
R1.8 Engage with the new State Resiliency Office to establish relationships and continue to engage in resiliency efforts statewide that are appropriate for Bluffton.	Med.	Med.	SC State Resiliency Office
R1.9 Review and update Hazard Response Plan with Beaufort County.	Med.	Med.	Beaufort Co.

RESILIENCY | CREATE A MORE RESILIENT FUTURE FOR ALL

RECOMMENDATIONS		PRIORITY	TIME FRAME	POTENTIAL PARTNERS
R1.10	Review and adopt state Flood Task Force recommendations appropriate for Bluffton.	High	Short	
R1.10	Establish a Resiliency Manager position	Low	Short	

R2. Protect and Improve Water Resources & Quality

R2.1	Continue developing stormwater requirements that accommodate more frequent and intense storms that include nature based and best management practices (bmp) design standards	High	Ongoing	Beaufort Co., SLRB, HHI, SCDNR, Coastal Conservation League, Beaufort Co. SW Utility Board
R2.2	Incorporate planning for municipal services to all lots currently served by private well and septic systems	Med.	Med.	Beaufort Co., BJWSA
R2.3	Explore effluent reuse opportunities in partnership with Beaufort Jasper Water and Beaufort Jasper Waster & Sewer Authority (BJWSA)	Med.	Med.	Beaufort Co., BJWSA
R2.4	Promote aquifer recharge and limit saltwater intrusion via participation in State Water Planning efforts specific to the southern Lowcountry.	High	Ongoing	SCDNR, FEMA, BJWSA, HHI, Jasper Co., Beaufort Co., Hardeeville, SLRB
R2.5	Develop additional shellfish beds near outfalls into rivers to increase water quality, protect from erosion, and provide living shoreline opportunities.	Med.	Ongoing	SCDNR, FEMA, BJWSA, HHI, Jasper Co., Beaufort Co., SLRB
R2.6	Educate the public on ecologically-friendly landscaping practices.	Low	Ongoing	LSP
R2.7	Partner with organizations to hold workshops to demonstrate creating transition areas between yards, wetlands, marsh buffers, and living shoreline options.	Low	Ongoing	LSP
R2.8	Consider the addition of green roofs on Town-owned buildings.	Low	Ongoing	
R2.9	Review, and update as needed, the Stormwater Ordinance and Design Manual at least once every 18 months.	Med.	Med.	
R2.10	Support efforts to establish volunteer monitoring programs for the May, Okatie, and New Rivers.	Low	Ongoing	LSP, HHI, Clemson Extension, Adopt-A-Stream Program
R2.11	Assess progress on the recommendations of Environmental and Ecological Assessment of the May River Report and conduct a similar study for comparative purposes to measure ecosystem health of the May River.	Med.	Ongoing	SCDNR, NOAA, SCDHEC, U of SC, USCB
R2.12	Implement strategies from the May River Watershed Action Plan update.	High	Ongoing	Beaufort Co.
R2.13	Support Port Royal Sound Foundation efforts to protect the Port Royal Sound region, including the May, Okatie, and Colleton Rivers.	High	Ongoing	Beaufort Co., Port Royal Sound Foundation, Coastal Conservation League, Open Land Trust

R3. Conserve Sensitive Ecological Resources and Natural Habitats

R3.1	Preserve, protect, and restore the natural environment with emphasis on the conservation of needed and useful resources for the present and future benefit of the entire community.	High	Ongoing	SCDNR, SLRB, US Fish & Wildlife, Beaufort Co., Coastal Conservation League, Rural & Critical Lands Board
R3.2	Promote and adopt ordinances that integrate nature into the community's design footprint incorporating nature-based design solutions for stormwater management and reducing the heat island affect of the community	High	Med.	SLRB, Coastal Conservation League

RESILIENCY | CREATE A MORE RESILIENT FUTURE FOR ALL

RECOMMENDATIONS	PRIORITY	TIME FRAME	POTENTIAL PARTNERS
R3.3 Identify and implement strategies for managing natural hazards and increased strains on natural resources, including consideration of climate change-related risk.	High	Med.	SLRB, Coastal Conservation League, SCDNR
R3.4 Bolster the Town’s urban forestry, landscaping, maintenance, and planting program to increase the Town’s tree canopy, provide critical shade, and enhance the ecosystem and habitat in the community.	Med.	Ongoing	Coastal Conservation League, SCDNR, US Forestry Commission, US Department of Agriculture
R3.5 Plan for and support the conservation of land near rivers and streams and provide for appropriate public access where possible.	High	Ongoing	Coastal Conservation League, SCDNR, SLRB, US Fish & Wildlife,
R3.6 Facilitate and plan for the conservation and restoration of stream and wetlands within the Town through partnership with local and state agencies, neighborhoods, and landowners.	High	Ongoing	Coastal Conservation League, SCDNR, SLRB, US Fish & Wildlife, USDA
R3.7 Work with Property Owners Associations (POAs) to increase the number of trees and shrubbery in residential developments.	High	Long	POAs
R3.8 Maximize function of open spaces through a continuous connecting network of wildlife corridors.	High	Ongoing	
R3.9 Develop a tree replanting plan and schedule to replace tree canopy and natural buffers along transportation corridors.	High	Med.	
R3.10 Evaluate and modify, if necessary, the effectiveness of marshfront buffers from both a water quality protection perspective and marshfront migration response to sea level rise.	Med.	Short	
R3.11 Assess development standards to ensure a diversity of tree species and ages are preserved, as well as understory during development.	Med.	Short	
R3.12 Assess opportunities to establish and protect wildlife corridors to provide connectivity and opportunity to move away from waterfront buffers.	Med.	Short	
R3.13 Update and protect Critical Natural Resources map for Bluffton, coordinate for inclusion on the GreenPrint map with the County, and ensure protection for these areas within development plans.	High	Short	Beaufort Co., SCDNR

R4. Promote Renewable Energy Sources to Power Bluffton

R4.1 Explore opportunities and resources with partner agencies to remove barriers to increase renewable energy use to strengthen and diversify the energy grid to be more adaptable to stresses and shocks placed on the Town.	Med.	Med.	Dominium Energy, SCDHEC
R4.2 Identify ways to modify Town ordinances to encourage developments that are consistent with LEED standards, including LEED neighborhood Development standards.	Med.	Short	US Green Building Council SC, SCDHEC, Beaufort Co.
R4.3 Modify the development review standards to incorporate green building standards in the development review and approval process	High	Short	US Green Building Council SC, SCDHEC, Beaufort Co.

HOUSING | DIVERSIFY HOUSING OPTIONS

RECOMMENDATIONS	PRIORITY	TIME FRAME	POTENTIAL PARTNERS
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H1. Add Affordable and Workforce Housing in Bluffton

H1.1	Participate in the regional Housing Trust Fund (HTF) to ensure that Bluffton contributes its share of affordable housing to the region.	High	Long	
H1.2	Continue to coordinate with regional affordable and workforce housing efforts.	High	Ongoing	Beaufort Co.
H1.3	Continue to promote the Workforce Homeownership Program.	High	Ongoing	
H1.4	Foster relationships with non-profit groups and developers to assist in the development, construction, and/or purchase of affordable housing units.	High	Ongoing	
H1.5	Coordinate with the Beaufort County Housing Authority to build affordable housing units in Bluffton.	Med.	Short	Beaufort Co. Housing Authority
H1.6	Continue to dedicate funding to acquire property to be made available to local groups to construct affordable housing units.	Med.	Ongoing	Developers
H1.7	Continue to support the Affordable Housing Subcommittee to assist with coordination and facilitation of affordable housing efforts.	Med.	Ongoing	
H1.8	Identify and eliminate regulatory and financial barriers that can inadvertently discourage the development of affordable housing	High	Ongoing	

H2. Expand the Availability of Housing Types to Become a Lifecycle Community

H2.1	Create floating districts for the development of cluster neighborhoods and missing middle housing types.	High	Ongoing	
H2.2	Encourage housing diversity to accommodate a wide range of employees	High	Ongoing	
H2.3	Encourage lifecycle housing that allows residents to age in place	High	Ongoing	
H2.4	Incentivize private sector partners to develop diverse housing options within existing development agreements.	High	Ongoing	

H3. Protect Existing Naturally Occurring Affordable Housing (NOAH)

H3.1	Define naturally occurring affordable housing (NOAH) within the Bluffton context.	High	Short	
H3.2	Explore the creation of a community land trust in vulnerable neighborhoods in Bluffton.	High	Long	
H3.3	Support and incentivize the maintenance of properties that may not qualify for the Neighborhood Assistance Program.	Med.	Short	
H3.4	Partner with utility companies and other entities to assist home owners in vulnerable neighborhoods to conduct home energy audits to determine ways to cut energy use and costs.	Med.	Ongoing	SC Energy Office
H3.5	Study and identify programs from similarly positioned communities to protect NOAH in Bluffton.	Med.	Short	
H3.6	Partner with local lending agencies and mortgage brokers to offer assistance on home ownership programs and education.	Med.	Short	

NATURAL RESOURCES | PROVIDE ACCESS TO HIGH-QUALITY NATURAL RESOURCES

RECOMMENDATIONS		PRIORITY	TIME FRAME	POTENTIAL PARTNERS
N1. Increase the Amount of and Access to Public Parks and Green Space				
N1.1	Develop a Town of Bluffton Comprehensive Parks and Recreation Plan assessing present facilities and land as well as future needs.	Med.	Short	
N1.2	Identify utility easements that could accommodate multi-use trails.	Med.	Med.	
N1.3	Coordinate with the County representatives to ensure adequate recreational services and facilities for the increasing younger population.	Med.	Ongoing	Beaufort Co.
N1.4	Identify lands where potential public parks can be located to increase park access in Bluffton and to serve all demographics in the community.	High	Short	
N2. Improve Existing Recreation Facilities				
N2.1	Coordinate County park design to ensure compatibility with the Town's land use regulations and compatibility with the Town's character.	Med.	Ongoing	Beaufort Co.
N3. Increase Public Water Access				
N3.1	Establish and promote blueway trails.	Low	Short	Beaufort Co.
N3.2	Maximize existing opportunities for public water access with attention to specific water access needs, such as shoreline access, kayak launch points, boat landings, and fishing piers.	High	Med.	Beaufort Co.
N3.3	Identify and assess river access points and investigate potential boat launches, shoreline and preserved scenic areas.	High	Short	
N3.4	Add an accessible, floating kayak launch at Oyster Factory Park and/or Wright Family Park.	Low	Short	
N3.5	Develop incentives for future water-front developers to provide public water access.	Med.	Med.	Beaufort Co., Developers
N4. Continue to Conserve Open Space and Ecologically Sensitive Natural Areas				
N4.1	Establish a wetland restoration program to preserve and restore critical wetlands.	High	Short	Beaufort Co. Open Land Trust, Beaufort Co. Stormwater Utility Board
N4.2	Analyze the recent USGS and SCDNR ground water study and adopt recommendations if applicable.	Med.	Med.	
N4.3	Adopt standards which maintain integrity of intermittent and ephemeral streams and wetlands.	Med.	Med.	
N4.4	Use soil data to locate prime habitat for conservation and stormwater infiltration.	Med.	Ongoing	Beaufort Co. Open Land Trust, Beaufort Co. Stormwater Utility Board
N4.5	Utilize CIP funds, grants, and incentive programs to secure preservation of priority areas.	Med.	Ongoing	
N4.6	Develop a scenic resources overlay inventory and map.	Med.	Short	Rural & Critical Lands, Beaufort Co. Open Land Trust
N4.7	Establish a land purchasing or development rights purchasing program to reduce density in the headwaters of the Town's watersheds.	High	Short	

LAND USE | ENVISION A MORE BALANCED BLUFFTON

RECOMMENDATIONS	PRIORITY	TIME FRAME	POTENTIAL PARTNERS
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L1. Improve the Town’s Regulatory Development Framework

L1.1	Review the Unified Development Ordinance (UDO) to align with the goals of this Comprehensive Plan and the Town’s Strategic Plan.	Med.	Med.	
L1.2	Review the Highway Corridor Overlay District with particular focus on improving design criteria requirements along major thoroughfares in Bluffton.	Med.	Med.	
L1.3	Revisit and update the Old Town Master Plan to ensure the values from the Bluffton State of Mind charette are reflected in the character of new development.	High	Med.	
L1.4	Review and update neighborhood plans for Buck Island-Simmonsville and Goethe-Shults to be consistent with the goals of this Comprehensive Plan and the Town’s Strategic Plan.	High	Short	Buck-Island Simmonsville neighborhood, Goethe-Shultz neighborhood
L1.5	Create floating districts for the development of cluster neighborhoods and missing middle housing types.	Med.	Short	

L2. Identify Areas for Additional Development or Redevelopment to Better Meet Community Needs

L2.1	Monitor and inventory the remaining undeveloped areas and prioritize for development based on attributes such as size, connectivity, quality, value, and compatibility with community needs.	Med.	Ongoing	
L2.2	Renegotiate PUD development agreements to enable different housing types, office, commercial, and public park uses when a developer seeks to amend a PUD agreement.	High	Long	Developers
L2.3	Focus walkable, mixed use development in the places identified in the Growth Framework Map.	High	Ongoing	Developers
L2.4	Identify areas to accommodate needed community facilities, like schools, parks, and other public places.	High	Med.	BCSD

L3. Continue to Foster Inter-Jurisdictional and Regional Relationships

L3.1	Develop and implement joint review of major development proposals and annexations prior to their approvals.	High	Short	SLRB
L3.2	Prepare a joint land use plan for uncommitted lands within the Town of Bluffton and southern Beaufort County that addresses the pattern of land use, density and intensity of development and redevelopment, environmental protection, the relationship of land use to public facilities, and fiscal impacts.	High	Med.	Beaufort Co.
L3.3	Participate in coordinated regional planning with Jasper County and adjacent municipalities in the areas of future land use, public facilities (especially transportation, trails, and the planned new port), and environmental protection.	High	Med.	Jasper Co., SLRB

TRANSPORTATION | CONNECT RESIDENTS WITH DESTINATIONS

RECOMMENDATIONS	PRIORITY	TIME FRAME	POTENTIAL PARTNERS
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T1. Expand the integrated active transportation network of sidewalks, multi-use paths, and on-street bicycle connections.

T1.1	Support the implementation of the Beaufort County Connects Bicycle and Pedestrian Plan.	Med.	Ongoing	Beaufort Co., SCDOT, Jurisdictional Partners
T1.2	Adopt a Complete Streets policy that requires all streets to be planned, designed, operated, and maintained to enable safe access for all users, including pedestrians, bicyclists, and transit riders of all ages and abilities.	High	Short	SCDOT, Developers
T1.3	Assess the incorporation of the East Coast Greenway through the Town of Bluffton.	Med.	Long	East Coast Greenway Alliance
T1.4	Assess and accommodate pedestrian crossing options at major intersections, especially US 278 and Simmonsville Road.	Med.	Med.	
T1.5	Continue to require all new developments accommodate pedestrians within in their site. Plan bicycle and pedestrian interconnectivity to adjacent roadways and future and existing nearby developments.	Med.	Ongoing	

T1. Expand the integrated active transportation network of sidewalks, multi-use paths, and on-street bicycle connections.

T1.6	Coordinate with public and private groups, including the Bluffton Police Department and area advocacy groups, to promote the education and awareness of personal safety while using bicycle and pedestrian facilities.	Low	Ongoing	
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T2. Public & Water Transportation

T2.1	Provide support, input and partnership during future US 278 bus service planning, with attention to potential loops and spurs to serve the residents along the Bluffton Parkway and Old Town.	Low	Ongoing	
T2.2	Partner with Palmetto Breeze Transit to create bus shelters at key locations throughout the community.	Med.	Long	

T3. Parking and Access Management

T3.1	Continue the proactive work of managing parking and access to and within developments.	Low	Ongoing	
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T4. Regional Transportation Systems

T4.1	Continue collaboration with partners to plan for and manage regional traffic changes and transportation improvements.	Med.	Long	SLRB
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TRANSPORTATION | CONNECT RESIDENTS WITH DESTINATIONS

RECOMMENDATIONS		PRIORITY	TIME FRAME	POTENTIAL PARTNERS
T5. Priority Connections				
T5.1	Ensure roadways and rights-of-way promote and enhance physical connectivity within and between neighborhoods.	Low	Ongoing	
T5.2	Ensure interconnected streets, trails and open spaces throughout and within large scale annexations and planning tracts.	Low	Ongoing	Developers
T5.3	Undertake a corridor study with transportation partners that designates the character of roadway corridors in Bluffton by type and develop specific corridor standards based on surrounding neighborhoods and adjacent land use.	High	Short	Beaufort Co.

COMMUNITY FACILITIES | UNITE THE COMMUNITY THROUGH SHARED FACILITIES

RECOMMENDATIONS		PRIORITY	TIME FRAME	POTENTIAL PARTNERS
F1. Maintain Enabling Utilities & Infrastructure				
F1.1	Work with the County to eliminate septic systems throughout the May River watershed.	High	Long	Beaufort Co.
F1.2	Install conduit and designate easements for utilities during CIP project construction.	Med.	Ongoing	Utility companies
F1.3	Underground power lines during CIP project construction.	Med.	Ongoing	Utility companies
F1.4	Establish long-term planning, prioritization, and investment strategies for future infrastructure and facilities that improve the quality of life for citizens while being financially sustainable and resilient for future conditions.	High	Ongoing	
F2. Reduce Solid Waste & Litter				
F2.1	Promote composting to help divert food waste from the landfill.	Med.	Short	
F2.2	Eliminate the use of non-recyclable or non-compostable containers at Town-sponsored events.	Med.	Short	
F2.3	Continue to host and promote the May River Cleanup and River Sweep to reduce trash pollution entering the May River.	Med.	Ongoing	Lowcountry Stormwater Partners

