

PLANNING COMMISSION

STAFF REPORT

Growth Management Department



MEETING DATE:	April 24, 2024
PROJECT:	Consideration of an Updated Buck Island-Simmonsville Neighborhood Plan
PROJECT MANAGER:	Charlotte Moore, AICP Principal Planner

BACKGROUND: Initially adopted by Town Council in 2009, the *Buck Island-Simmonsville Neighborhood Plan* was developed to address resident concerns related to inadequate infrastructure, land development pressures, and community safety. With the passing of 15 years and an updated Comprehensive Plan adopted by the Town in 2022 (*Blueprint Bluffton*), an assessment of the earlier plan provides an opportunity to determine if identified actions were achieved and whether unrealized actions should continue to be pursued with an updated plan. The update, referred to as the *Buck Island-Simmonsville Neighborhood Plan Update*, also allows for the identification of present-day needs and goals. The Town's Fiscal Year (FY) 23-24 Strategic Plan identifies the Plan update as a priority for its community quality of life focus area. The boundaries of the community are shown in Attachment 1. The proposed plan update is provided as Attachment 2, and the approved 2009 plan is provided as Attachment 3.

The update is divided into three sections: Overview and Background, Existing Conditions, and an Action Plan. The Overview and Background section describes the neighborhood planning process and the Buck Island-Simmonsville community, including a brief historic overview. The Existing Conditions section includes demographic, land use/zoning, housing, transportation/mobility, public safety, public services, and other relevant data that provide a snapshot of the neighborhood's assets, challenges, and opportunities. The Action Plan includes strategies that can be undertaken to achieve the objectives that were identified by an Advisory Committee through a series of meetings with Town staff, as well as two neighborhood meetings. Responsible Town departments, potential partners and a suggested timeline for completion of the strategies are included.

The acceptance or adoption of the *Neighborhood Plan Update* is not a guarantee or a commitment of Town resources. The identified action items and strategies, depending on their nature, will be considered by Town Council during the annual strategic planning process in which projects for the upcoming fiscal year are identified, prioritized and a budget established.

Neighborhood meetings were held on April 25, 2023, and on March 14, 2024.

Town Staff may continue to make minor revisions to the plan, such as photography. No substantive changes are proposed.

NEXT STEPS:

Neighborhood Plan Procedure	Date	Complete
Step 1. Planning Commission Recommendation	April 24, 2024	✕
Step 2. Town Council – Public Meeting	May, 14, 2024	✕

STAFF RECOMMENDATION: Recommend approval of the proposed Buck Island-Simmons ville Neighborhood Plan Update to Town Council with any revisions deemed necessary by Town Staff.

ATTACHMENTS:

1. Community Boundaries Map
2. Proposed Buck Island-Simmons ville Neighborhood Plan Update-Draft 3
3. Approved 2009 Buck-Island Simmons ville Neighborhood Plan