



BUCK ISLAND-SIMMONSVILLE NEIGHBORHOOD PLAN UPDATE



Town of Bluffton

May 14, 2024



 LAND USE & ZONING			
#	Strategy	Responsibility	Timeline
1	Identify ways in which flexibility in zoning could assist residents to earn income from their property.	TOB-GM Residents	Ongoing
2	Explore the possibility of rezoning two residentially-zoned properties with long-time commercial non-conforming uses on Buck Island Road to an appropriate commercial zoning district.	TOB-GM Property Owners	December, 2024
3	Explore the potential to purchase land and develop a community park.	TOB-Multiple Depts	Purchased by Town in March 2024
4	Evaluate if existing development standards in the community are appropriate for its character, such as maximum building height and minimum building setbacks, and determine if revisions may be in order.	TOB-GM	July, 2024
5	Provide regulations for home occupation use, such as permitted activities, limitation of employees and hours of operation.	TOB-GM	August, 2024
6	Explore the possibility of requiring some level of design review for non-residential and multi-family development, and possibly some minimal requirements for manufactured homes, such as site placement and skirting.	TOB-GM	February, 2025