I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

1. December 27, 2016 meeting is canceled for the Holiday break.

V. NEW BUSINESS

1. Kroger and Mixed Use (Development Plan Amendment): This is a Development Plan Amendment Resubmittal for Kroger. The project is revising the plans to include updating the fuel center layout, adding curb and landscape area adjacent to pharmacy canopy and one additional erosion controlled construction entrance/exit adjacent to the apartment parking lot. The property is located at 27 Discovery Drive and is identified by tax map number R610 022 000 1101 0000. The property is zoned Planned Unit Development and, therefore, should be reviewed based on the requirements set forth in the Buckwalter Tract PUD. (DP-02-16-9495) (Staff – Kevin Icard)

2. Palmetto Bluff South Wilson Mail Kiosk (Subdivision): This is a Subdivision-General application subject to review by DRC. The property is located in the Town of Bluffton and is a portion of Palmetto Bluff. The proposed subdivision is to define the extents of South Wilson mail Kiosk. The property is defined by parcel number R614 045 000 0026 0000. The property is zoned Planned Unit Development and, therefore, should be reviewed based on the requirements set forth in the Palmetto Bluff PUD and Stormwater Design Manual. (SUB-12-16-10349) (Staff – Katie Peterson)

3. Palmetto Bluff Wilson Landing (Subdivision): This is a Subdivision- General application subject to review by DRC. The property is located in the Town of Bluffton and is a portion of Palmetto Bluff. The proposed subdivision is to define the extent of Wilson Landing dry stack boat facility. The property is defined by parcel number R614 045 000 0026 0000. The property is zoned Planned Unit Development and, therefore, should be reviewed based on the requirements set forth in the Palmetto Bluff PUD and Stormwater Design Manual. (SUB-12-16-10347) (Staff – Katie Peterson)
4. **Parcel 11 Storage Facility (Preliminary Development Plan):** The project proposes to construct a commercial building in Buckwalter Commons on approximately 2.3 acres. The proposed construction will be approximately 25,950 square feet combination of three storage buildings and associated parking, utilities and infrastructure. The property is identified by tax map number R610 030 000 0116 0000. The property is zoned Planned Unit Development and should be reviewed based on the requirements set forth in the Buckwalter Commons Master Plan and Buckwalter PUD. (DP-12-16-10362) (Staff – Kevin Icard)

5. **Parcel 7A Buckwalter Townes (Final Development Plan - Grading Only):** The property is approximately 1.47 acres located on Buckwalter Towne Boulevard at the Townes at Buckwalter. It is located at the entrance of the Townes at Buckwalter and is subject to review by DRC. The property tax map number is not currently available due to a recent plat recordation. The proposed grading permit is for limited clearing, grubbing, leveling and re-stabilizing the site. The property is zoned Planned Unit Development and, therefore, should be reviewed based on the requirements set forth in the Buckwalter PUD and Unified Development Ordinance. (DP-12-16-10370) (Staff – Kevin Icard)

6. **Parcel 4B Master Plan for New Riverside (Master Plan):** The proposed Master Plan is to develop 100 acres for a residential subdivision within a portion of Parcel 4B only. The existing property which is located near the intersection of New Riverside Road and Highway 46 is undeveloped but has existing water and sewer adjacent to this site. The property is identified by R610 036 000 1257 0000 and should be reviewed based on the requirements set forth in the New Riverside Concept Plan and the Town of Bluffton Stormwater Manual. (MP-12-16-10369) (Staff – Kevin Icard)

7. **19 Freedom Drive (Tree Removal):** The proposed tree removal is to remove a 32 inch Oak in front of the existing property. The property is located in Heritage at New Riverside. The property is identified as R614 035 000 0015 0000 and should be reviewed based on the requirements set forth in the Applications Manual, Approved Development Plan (DPA-08-15-9305), New Riverside Concept Plan and the Town of Bluffton Stormwater Manual. (TRER-12-16-10667) (Staff – Katie Peterson)

8. **11 Freedom Drive (Tree Removal):** The proposed tree removal is to remove a 30 inch Oak on the southwest side of the existing property. The property is located in Heritage at New Riverside. The property is identified as R614 035 000 0015 0000 and should be reviewed based on the requirements set forth in the Applications Manual, Approved Development Plan (DPA-08-15-9305), New Riverside Concept Plan and the Town of Bluffton Stormwater Manual. (TRER-12-16-10666) (Staff – Katie Peterson)

VI. **PUBLIC COMMENTS**

VII. **DISCUSSION**

VIII. **ADJOURNMENT**

**NEXT MEETING DATE:** Tuesday, January 3, 2017
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.