I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

1. 71 and 69 Calhoun Street (Certificate of Appropriateness – Demolition): A request by Roberts Vaux, on behalf of Helen P. Messex Revocable Trust, for review of a Certificate of Appropriateness-HD Demolition Application to demolish the existing structure and three underground fuel storage tanks located on the property identified as 71 Calhoun Street and to demolish the existing structure located at 69 Calhoun Street in the Old Town Bluffton Historic District, and zoned Neighborhood Center-HD. The parcel is identified by tax map number R610 039 00A 0099 0000. (COFA-08-16-9988) (Staff – Erin Schumacher)

2. 12 Church Street (Preliminary Development Plan): This is a Preliminary Development Plan application for the conversion of an existing building from Institutional to Retail Commercial use. The Applicant is requesting approval for the proposed improvements to the existing structure which will include two new windows, handicap access ramp, three (3) new parking spaces along with a concrete van accessible parking space. The property is located at 12 Church Street and identified by tax map number R610 039 00A 091A 0000. It is currently zoned as Neighborhood Center-HD and therefore, should be reviewed based on the requirements set forth in the Unified Development Ordinance (UDO). (DP-12-16-10410) (Staff – Will Howard)

3. CPM Credit Union (Final Development Plan): This is a Final Development Plan and the proposed development will consist of a 4,300 square foot single story building, 4 drive-thru lanes, dumpster location, stormwater pond, parking, and associated infrastructure. The property is identified by tax map number R610 030 000 1844 0000. The property is zoned Planned Unit Development (PUD) and, therefore, should be reviewed based on the requirements set forth in the Town of Bluffton Unified Development Ordinance (UDO), Town of Bluffton Stormwater Design Manual and Buckwalter PUD. (DP-9-16-10132) (Staff – Will Howard)

4. Belfair Golf Maintenance (Preliminary Development Plan): This is a Preliminary Development Plan Application for Belfair Golf Maintenance Facility Improvements. The applicant is proposing to remove a chemical storage building, a portion of existing
pavement, replace two existing buildings with new construction, one building expansion and replace asphalt outside of the wetland buffer. The property is identified by tax map number R610 031 000 1523 0000. The property is zoned Planned Unit Development and should be reviewed based on the requirements set forth in the Belfair PUD and Town of Bluffton Stormwater Manual. (DP-12-16-10412) (Staff – Will Howard)

5. HealthSouth Rehabilitation Hospital (Subdivision Plan): This is a Subdivision Plan Review to subdivide a 5.923 acre lot from the parcels identified by tax map numbers R610 021 0520 0000 and R610 021 0649 0000 located on Seagrass Station Road. The property is zoned Village at Verdier PUD and, therefore, should be reviewed based on the requirements set forth in the Village at Verdier PUD, Master Plan and the Town of Bluffton Stormwater Design Manual. (SUB-01-17-10417) (Staff - Katie Peterson)

6. HealthSouth Rehabilitation Hospital (Preliminary Development Plan): This is a Preliminary Development Plan for HealthSouth Rehabilitation Hospital. The parcels are identified by tax map numbers R610 021 0520 0000 and R610 021 0649 0000 located on Seagrass Station Road. The applicant is proposing to construct a 46,000 square foot rehabilitation hospital and associated infrastructure on approximately 6 acres in the Seagrass Station Development. The property is zoned Planned Unit Development and should be reviewed based on the requirements set forth in the Village at Verdier PUD and Town of Bluffton Stormwater Manual. (DP 12-16-10401) (Staff Will Howard)

7. Parcel C2-B (Subdivision Plan): This is a Subdivision Plan Review to create an additional 2.653 acre lot from the parcel identified by tax map number R610 022 000 1072 0000 located on Pinellas Drive and Buckwalter Parkway. The property is zoned Buckwalter PUD and, therefore, should be reviewed based on the requirements set forth in the Buckwalter PUD Buckwalter Commons Master Plan and the Town of Bluffton Stormwater Design Manual. (SUB-01-17-10422) (Staff - Katie Peterson)

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT

NEXT MEETING DATE: Tuesday, January 24, 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.