I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

1. Bluffton General Store (Final Development Plan): A request by Jack Qualey for a Final Development Plan review 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, and three (3) new parking spaces along with a concrete van accessible parking space. The property is identified by tax map number R610 039 00A 091A 0000 and is located at 12 Church Street. The property is zoned 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)

2. Palmetto Self Storage (Preliminary Development Plan): A request by Palmetto Storage of the Lowcountry, LLC, for a Preliminary Development Plan for the construction of a fenced outdoor storage facility to complement the adjacent Palmetto Storage under the same ownership. The parcel is identified by tax map number R610 036 000 0463 000 and is located at 55 Sable Drive. The property is zoned Jones Estate PUD and therefore, should be reviewed based on the requirements set forth in the Jones Estate PUD and Town of Bluffton Stormwater Design Manual. (DP 01-17-10496) (Staff – Will Howard)

3. Southern Oaks Phase 4A (Development Plan Amendment): A request by Southern Oaks Land Development, LLC for a Development Plan Amendment to Southern Oaks Phase 4, to add an additional catch basin to address an ongoing issue with flooding in the isolated wetland adjacent to Curb Inlet #11. The parcel is identified by tax map numbers R614 036 1255 0000 and R614 036 000 0742 0000 and is located in the Southern Oaks subdivision on the north side of New Riverside Road. The property is zoned New Riverside PUD and therefore, should be reviewed based on the requirements set forth in the New Riverside PUD and Town of Bluffton Stormwater Design Manual (DPA-9-15-9357) (Staff – Will Howard)

4. Lawton Station Phase 4C (Final Development Plan): A request by Village Park Communities, LLC, for a Final Development Plan for the development of 47 single family residential lots and associated infrastructure. The parcel is identified by tax map number R614 028 000 1134 0000 and consists of 23.6 acres and is located
within the Lawton Station Subdivision off of SC HWY 170. The property is zoned Buckwalter PUD and therefore, should be reviewed based on the requirements set forth in the Buckwalter PUD and Town of Bluffton Stormwater Design Manual. (DP-11-16-10260) (Staff - Will Howard)

5. **Lawton Station Phase 4C and 5C (Street Naming):** A request by Village Park Homes for the approval of six (6) new street names for future development in Lawton Station phases 4C and 5C. The property is identified by tax map number R614 028 000 1134 0000 and is located in the Lawton Station Subdivision.
   (STR-01-17-10510) (Staff - Theresa Thorsen)

6. **Buck Island/ Simmonsville (Street Naming):** A request by Wosvaldo Servin for the approval of a new street name for an unnamed driveway which would provide access for a total of seven (7) future residential homes. The property is identified by tax map number R610 039 000 017F 0000 and is located in the Buck Island/Simmonsville Annexation in close proximity the intersection of Buck Island/Simmonsville Road.
   (STR-01-17-10511) (Staff - Theresa Thorsen)

7. **Cypress Ridge Phase 10 (Preliminary Development Plan):** A request by D.R. Horton, Inc., for a Preliminary Development Plan for the development of 25 single family lots and associated infrastructure. The parcel is identified by tax map number R614 028 000 0916 0000 and consists of 13 acres located east of SC 170 and Mill Creek Blvd. and west of Cypress Ridge Phase 8. The property is zoned Jones Estate PUD and should be reviewed based on the requirements set forth in the Jones Estate PUD and the Bluffton Stormwater Design Manual.
   (DP-1-17-10507) (Staff - Will Howard)

8. **Cypress Ridge Phase 11 (Preliminary Development Plan):** A request by D.R. Horton, Inc., for a Preliminary Development Plan for the development of 42 single family lots and associated infrastructure. The parcel is identified by tax map number R614 028 000 0916 0000 and consists of 13.3 acres located east of SC HWY 170 and Mill Creek Blvd and west of the Cypress Ridge Amenity Center. The property is zoned Jones Estate Planned Unit Development and should be reviewed based on the requirements set forth in the Jones Estate PUD and the Bluffton Stormwater Design Manual.
   (DP-1-17-10507) (Staff - Will Howard)

VI. **DISCUSSION**

VII. **ADJOURNMENT**

**NEXT MEETING DATE:** Tuesday, February 21, 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.*