I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

1. **10 Simmonsville Road (Tree Removal):** A request by Lowcountry Presbyterian Church, to remove a 26” DBH Water Oak tree from the rear of the Fellowship Hall. The property is identified by tax map number R610 031 00D 0010 0000 and is located at 10 Simmonsville Road. The property is zoned General Mixed Use and therefore, should be reviewed based on the requirements set forth in the Unified Development Ordinance. (TREE 1-17-10052) (Staff – Will Howard)

2. **Heritage at New Riverside Phase 2D (Final Development Plan):** A request by D.R. Horton, Inc., for a Final Development Plan for the development of 37 new single family residential homes and associated infrastructure. The parcel is identified by tax map number R614 035 000 0014 0000, and consists of approximately 9 acres located at SC HWY 46 and Heritage Parkway. The property is zoned New Riverside PUD and therefore, should be reviewed based on the requirements set forth in the Heritage at New Riverside Master Plan and Town of Bluffton Stormwater Design Manual. (DP 11-16-10313) (Staff – Will Howard)

3. **Heritage at New Riverside Phase 3 (Final Development Plan):** A request by LSSD New Riverside, LLC, for a Final Development Plan Review for 61 single family residential lots and associated infrastructure. The parcel is identified by tax map number R610-035-000-0014-000, and consists of approximately 20.6 acres located at SC HWY 46 and Heritage Parkway. The property is zoned New Riverside PUD and therefore, should be reviewed based on the requirements set forth in the Heritage at New Riverside Master Plan and Town of Bluffton Stormwater Design Manual. (DP-11-16-10325) (Staff – Will Howard)

4. **Cypress Ridge (Master Plan Amendment):** A request by D.R. Horton, Inc., for a Master Plan Amendment Review that consists of a map layout change to areas currently owned by D.R. Horton, Inc., as well as a portion to be acquired by D.R. Horton, Inc., through a land swap exchange, currently in progress. The property is identified by tax map number R610 028 000 0916 0000 and the land swap involves the northwest portion of the tract currently owned by Magnolia Group, LLC. The property is zoned Jones Estate PUD and therefore, should be reviewed based on the
requirements set forth in the Jones Estate PUD, Jones Tract Master Plan, Town of Bluffton Unified Development Ordinance and Stormwater Design Manual. (MPA-11-14-8601) (Staff – Kevin Icard)

VI. DISCUSSION

VII. ADJOURNMENT