I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

1. Watershed Management Update: Overview of the June 1, 2017, National Pollutant Discharge Elimination System delegated review process for Notice of Intent/Stormwater Pollution Prevention Plan. All engineers and design professionals are encouraged to attend. (Staff – Bill Baugher)

2. 1195 May River Road (Preliminary Development Plan): A request by Ansley Hester Manuel on behalf of Trever Wells, for approval of a Preliminary Development Plan. The project consists of the construction of a commercial building with 4 units, parking and associated infrastructure. The property is identified by tax map number R610 039 000 107B 000 and consists of approximately .43 acres located at 1195 May River Road, east of Whispering Pine Street. The property is zoned Neighborhood Core and should be reviewed based on the requirements set forth in the Town of Bluffton Unified Development Ordinance and the Town of Bluffton Stormwater Design Manual. (DP 04-17-10873) (Staff – Will Howard)

3. New Riverside Parcel 4B (Preliminary Development Plan): A request by Pulte Home Corporation (C/O Mays Boyd of Thomas & Hutton) on behalf of New Riverside LLC., for approval of a Preliminary Development Plan. The project consists of the development of 55 single family residential lots and associated infrastructure. The property is identified by tax map number R610 036 000 0385 0000 and consists of approximately 100 acres located near the intersection of New Riverside Road. The property is zoned New Riverside Planned Unit Development and should be reviewed based on the requirements set forth in the New Riverside Concept Plan, New Riverside Parcel 4B Master Plan and Town of Bluffton Stormwater Design Manual. (DP 11-16-10312) (Staff – Will Howard)

4. Parcel 11 Storage Facility (Final Development Plan): A request by Thomas & Hutton on behalf of Jupiter Holdings, LLC., for the approval of a Final Development Plan. The project consists of the construction of three buildings, one three-story storage building with a total of 56,250 square feet, one building with 6,600 square feet and the third with 2,000 square feet, trailer/boat parking, stormwater pond, parking and associated infrastructure. The property is identified by tax map number R610 030 000 0116 0000 and consists of approximately 7.7 acres within Buckwalter Commons,
located east of Buckwalter Parkway and south of Buckwalter Towne Boulevard. The property is zoned Buckwalter Planned Unit Development and should be reviewed based on the requirements set forth in the Buckwalter PUD and Buckwalter Commons Master Plan and Town of Bluffton Stormwater Design Manual.
(DP 12-16-10362) (Staff - Will Howard)

5. **New Riverside Parcel 9 (Initial Master Plan):** A request by Thomas and Hutton, on behalf of Pritchard Farm, LLC, for the approval of an Initial Master Plan for Parcel 9 in the New Riverside Concept Plan. The proposed Master Plan is to develop +/- 430 acres for a residential subdivision consisting of maximum density of 749 units with associated infrastructure, and amenities. The existing property that is located near the intersection of New Riverside Road and Old Palmetto Bluff Road is undeveloped but has existing water and sewer adjacent to this site. The property is identified by R610 044 000 0002 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 03-17-10702) (Staff – Kevin Icard)

VI. DISCUSSION

VII. ADJOURNMENT

**NEXT MEETING DATE:** Tuesday, May 23, 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.*