I. CALL TO ORDER
II. ROLL CALL
III. PUBLIC COMMENTS
IV. OLD BUSINESS
V. NEW BUSINESS

1. **Dr. Mellichamp Drive Streetscape & Roadway Improvements (Public Project):** A request by Thomas & Hutton, on behalf of the Town of Bluffton, for approval of a Public Project Development Plan. The project consists of streetscape and road improvements to add parking and sidewalks to the existing corridor. The property consists of approximately 2.1 acres and is located within the right-of-way of Dr. Mellichamp Drive and partly located on M.C. Riley Sports Complex which is zoned Residential General and should be reviewed based on the requirements set forth in the Town of Bluffton Unified Development Ordinance. (DP 06-17-11026) (Staff – Will Howard)

2. **1223 May River Road (Final Development Plan):** A request by Witmer, Jones, Keefer, Ltd., on behalf of 1223 May River Road LLC, for approval of a Final Development Plan. The project consists of landscape and hardscape enhancements to the existing site as well as subdivision of the property and construction of a new 4,500 SF building. The property is identified by tax map number R610 039 000 0121 0000 and consists of approximately 2.752 acres located at 1223 May River Road. The property is zoned Neighborhood Core-HD and should be reviewed based on the requirements set forth in the Town of Bluffton Unified Development Ordinance and Town of Bluffton Stormwater Design Manual. (DP 05-17-10917) (Staff - Will Howard)

3. **1223 May River Road (Subdivision Application):** A request by Witmer, Jones, Keefer, Ltd., on behalf of 1223 May River Road LLC, for approval of a Subdivision Application. The project consists of one lot being subdivided off to allow for a new 0.36 acre out parcel. The property is identified by tax map number R610 039 000 0121 0000 and consists of approximately 2.752 acres located at 1223 May River Road. The property is zoned Neighborhood Core-HD and should be reviewed based on the requirements set forth in the Town of Bluffton Unified Development Ordinance and Town of Bluffton Stormwater Design Manual. (SUB 06-17-11035) (Staff – Katie Peterson)

4. **Palmetto Bluff Block K8 (Preliminary Development Plan):** A request by Thomas & Hutton on behalf of May River Forest, LLC, for approval of a Preliminary Development Plan. The project consists of 17 single-family residential lots and associated right-of-way and common areas. The property is identified as tax map number R610 046 000
0062 0000 and consists of approximately 9.070 acres located west of Waterfowl Road and Block K7 along the existing Inland waterway (Lagoon 21). The property is zoned Palmetto Bluff PUD and should be reviewed based on the requirements set forth in the Palmetto Bluff Planned Unit Development, Palmetto Bluff Tract Master Plan and Town of Bluffton Stormwater Design Manual. (DP 06-17-11051) (Staff – Will Howard)

5. **Palmetto Bluff Block K8 (Subdivision Application):** A request by Thomas & Hutton, on behalf of May River Forest, LLC, for approval of a Subdivision Application. The project consists of 17 single-family residential lots and associated right of way and common areas. The property is identified as tax map number R610 046 000 0062 0000 and consists of approximately 9.070 acres located west of Waterfowl Road and Block K7 along the existing Inland waterway (Lagoon 21). The property is zoned Palmetto Bluff PUD and should be reviewed based on the requirements set forth in the Palmetto Bluff Planned Unit Development, Palmetto Bluff Tract Master Plan and Town of Bluffton Stormwater Design Manual. (SUB 06-17-11056) (Staff – Katie Peterson)

6. **24 Thomas Heyward/Landen Oaks (Street Naming):** A request by George L. Kiser Jr. on behalf of Bluffton Development Group, LLC, for approval of two (2) new street names for future development of Landen Oaks. The project consists of a 10 lot cottage development for detached single family homes and carriage houses. The property is identified by tax map number R610 039 00A 0224 0000 and consists of approximately 1.62 acres located at 24 Thomas Heyward Street. The property is zoned Neighborhood General-HD and should be reviewed based on the requirements set forth in the Town of Bluffton Unified Development Ordinance. (STR 06-17-11070) (Staff – Will Howard)

**VI. DISCUSSION**

1. Kroger - Mixed Use Development Certificate of Constriction Compliance
   (Staff – Bill Baugher)

**VII. ADJOURNMENT**

**NEXT MEETING DATE: July 11, 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.*