I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

1. Cypress Ridge Phase 12 (Preliminary Development Plan): A request by Thomas & Hutton on behalf of D.R. Horton, Inc., for approval of a Preliminary Development Plan. The project consists of the construction of 39 single-family residential lots with associated infrastructure. The property is zoned Jones Estate Planned Unit Development and consists of approximately 29.5 acres identified by tax map number R614 028 000 0916 0000 located southeast of the intersection SC HWY 170 and Mill Creek Boulevard. (DP-05-18-011997) (Staff-Will Howard)

2. Cypress Ridge Phase 7B (Subdivision Application): A request by Thomas & Hutton on behalf of D.R. Horton, Inc., for approval of a Subdivision Application. The subdivision will consist of 31 single-family residential lots and associated infrastructure. The property is zoned Jones Estate Planned Unit Development and consists of approximately 6.3 acres identified by tax map number R614 028 000 0916 0000, located at the southeast corner of SC HWY 170 and Mill Creek Boulevard. (SUB-05-18-012011) (Staff – Katie Peterson)

3. Red Cedar Street (Subdivision Application): A request by R. Stewart Design, LLC on behalf of Green Housing Development, for approval of a Subdivision Application. The subdivision will consist of 3 parcels. The property is zoned Residential General and consists of approximately 0.3 acres identified by tax map number R610 039 000 1588 0000, located on the west side of Red Cedar between Third Avenue and Able Street. (SUB-05-18-012000) (Staff – Katie Peterson)

4. Pritchardville Elementary Temporary Classrooms (Public Project): A request by Beaufort County Schools for approval of a Public Project. The project consists of the placement of a pre-manufactured classroom building and the construction of associated sidewalks, storm drainage and utilities. The property is zoned Jones Estate Planned Unit Development and consists of approximately 25 acres identified by tax map number R600 036 000 0391 0000 located at 9447 Evan Way. (DP-05-18-011975) (Staff - Will Howard)
5. **River Ridge Academy Temporary Classrooms (Public Project):** A request by Beaufort County Schools for approval of a Public Project. The project consists of the placement of a pre-manufactured classroom building and the construction of associated sidewalks, storm drainage and utilities. The property is zoned Residential General and consists of approximately 41.3 acres identified by tax map number R600 029 0012 0000 located at 3050 River Ridge Drive. (DP 05-18-011974) (Staff - Will Howard)

6. **Coastal State Bank ATM (Development Plan Amendment):** A request by Coastal States Bank on behalf of Bluffton Village Town Center, for approval of a Development Plan Amendment. The project consists of the construction of an ATM canopy and installation of an ATM within the median of the Coastal States Bank parking lot. The property is zoned Bluffton Village Planned Unit Development and is identified by tax map number R610 039 000 1179 0000 located at 7 Thurmond Village. (DP-01-08-022) (Staff - Will Howard)

VI. **DISCUSSION**

VII. **ADJOURNMENT**

**NEXT MEETING DATE:** Tuesday, June 5, 2018

Meeting Location: Rotary Community Center / Oscar Frazier Park

*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.*

*EXECUTIVE SESSION - The public body may vote to go into executive session for any item identified for action on the agenda.*