



PLAN REVIEW COMMENTS FOR MPA-10-22-017313

Town of Bluffton

Department of Growth Management

20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910

Telephone 843-706-4522

VILLAGE AT VERDIER PLANTATION

Plan Type:	Major	Apply Date:	10/14/2022
Plan Status:	Active	Plan Address:	
Case Manager:	Dan Frazier	Plan PIN #:	R610 021 000 0808 0000
Plan Description:	<p>A request by Dan Keefer of Witmer Jones Keefer, Ltd, on behalf of the property owner, Charlie and Brown, LLC, for approval of a master plan amendment application. The Applicant proposes to amend the Village at Verdier Plantation Master Plan by removing a previously approved residential access point from South Carolina Highway 170. The properties are zoned Village at Verdier PUD and consists of 124.2 acres located east of South Carolina Highway 170 at Seagrass Station Road.</p> <p>STATUS: Staff comments will be reviewed at the November 23, 2022, meeting of the DRC.</p>		

Development Review Committee

Submission #: 1 Received: 10/17/2022 Completed: 11/18/2022

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
Building Safety Review	10/25/2022	Richard Spruce	Not Required

Beaufort Jasper Water and Sewer Review	11/15/2022	James Clardy	Approved with Conditions
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Comments:

Pending formal submittal / approval of water and sewer design.

Fire Department Review	11/14/2022	Dan Wiltse	Approved with Conditions
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Comments:

1. Emergency access gate shall be equipped with a Click2Enter and a Knox key switch override keyed to Beaufort County Building Codes.

Planning Commission Review	11/18/2022	Dan Frazier	Approved
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Comments:

1. Show the required emergency vehicle access from SC 170 to the Hagar Road emergency access gate by extending the arrowed access from SC Highway 170 across Parcel Y-Z to the Emergency Access Only gate location. This is to ensure that future development plans provide vehicular access to the Emergency Access Only gate location.
2. The access arrow to the northern property line should begin at the terminus of Charles Cross Way, extending across Parcel D.
3. Provide a traffic study addressing the impact of removing the proposed Hagar Road access point to SC Highway 170.

Planning Review - SR	11/18/2022	Jordan Holloway	Approved
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Police Department Review	11/15/2022	Adam Barberio	Approved
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Watershed Management Review DRC	11/14/2022	Lidia Delhomme	Approved
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Planning Review - Address	10/20/2022	Nick Walton	Approved
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Transportation Department Review	10/18/2022	Megan James	Approved
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Comments:

No comment

Plan Review Case Notes: