

Master Plan Amendment Village at Verdier

March 14, 2023

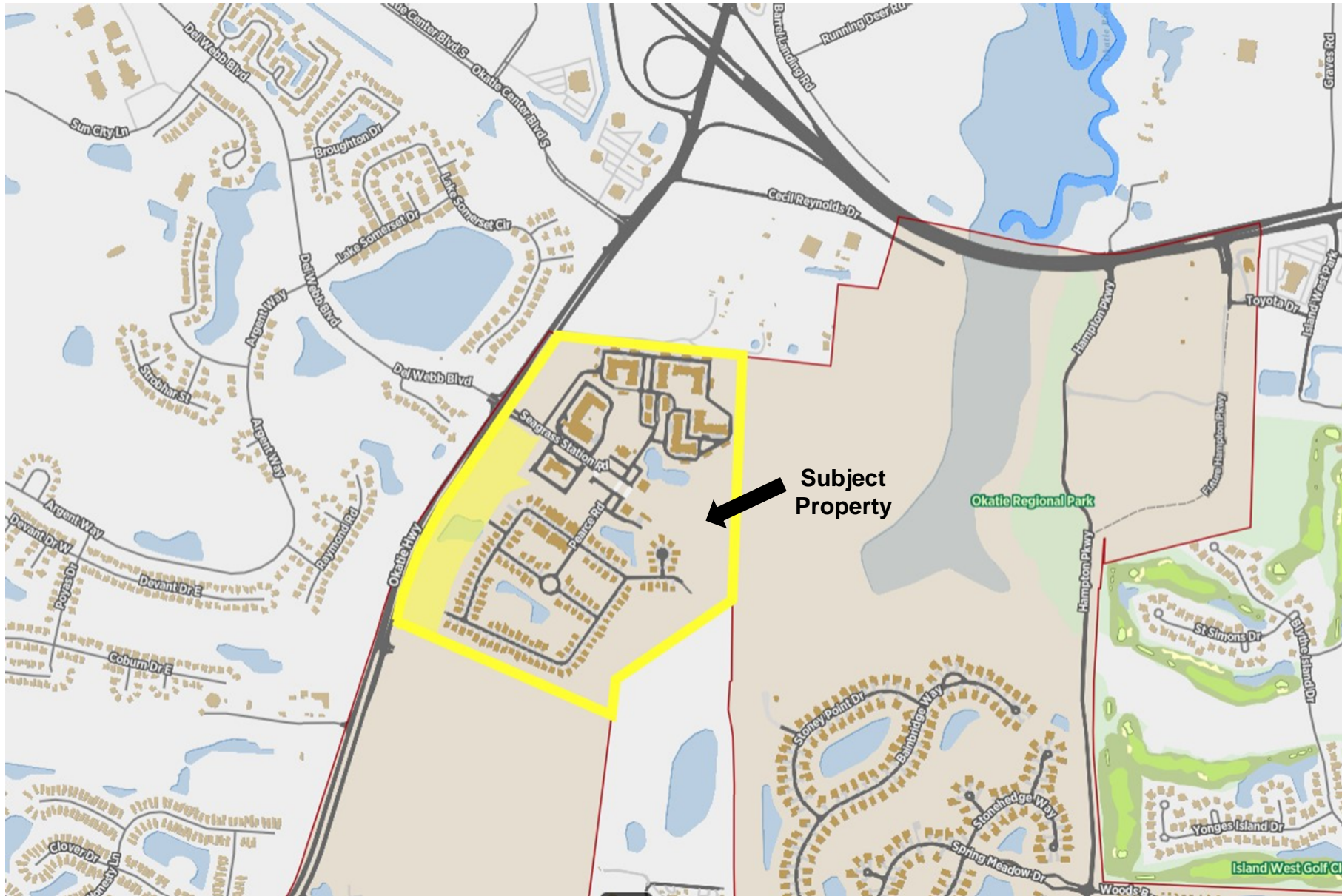
Town Council



Aerial Location Map



Location Map

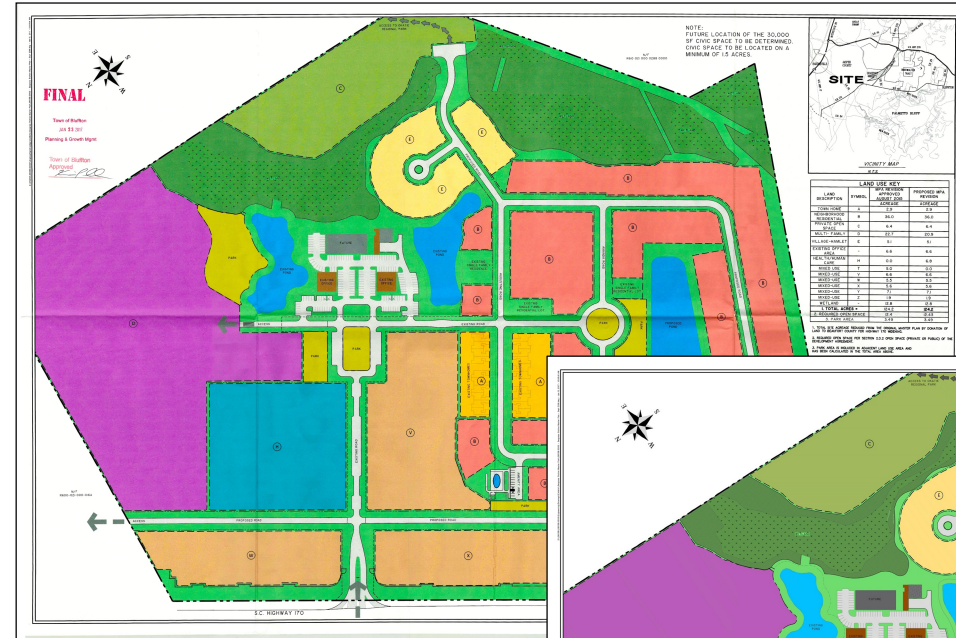


Requested Change

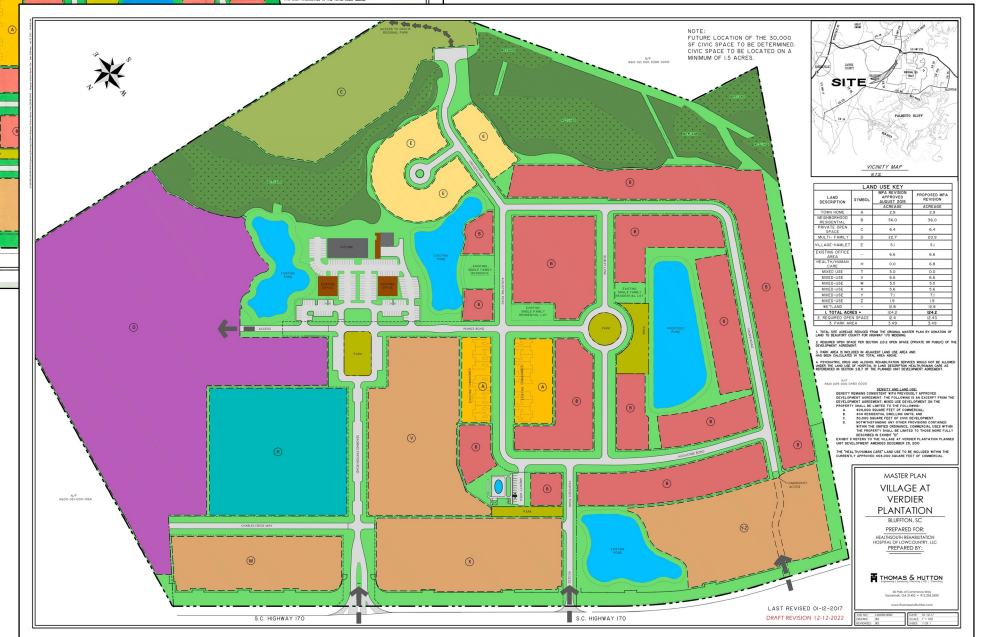
The Applicant, Dan Keefer of Witmer Jones Keefer, Ltd, with authorization of the property owners, Charlie and Brown LLC and Bright Holdings LLC, is requesting approval for an amendment to the currently approved Master Plan for Village at Verdier located in the Village at Verdier Planned Unit Development.

More specifically, the amendment requests includes:

1. Removal of a previously approved residential access point connection to SC Hwy 170 between Parcels Y and Z.
2. Removal of a previously approved road in Parcel X.
3. Per Town Staff request, the master plan has been further amended to reflect changes that have occurred on the ground during the development of Village at Verdier since the master plan was approved.



EXISTING



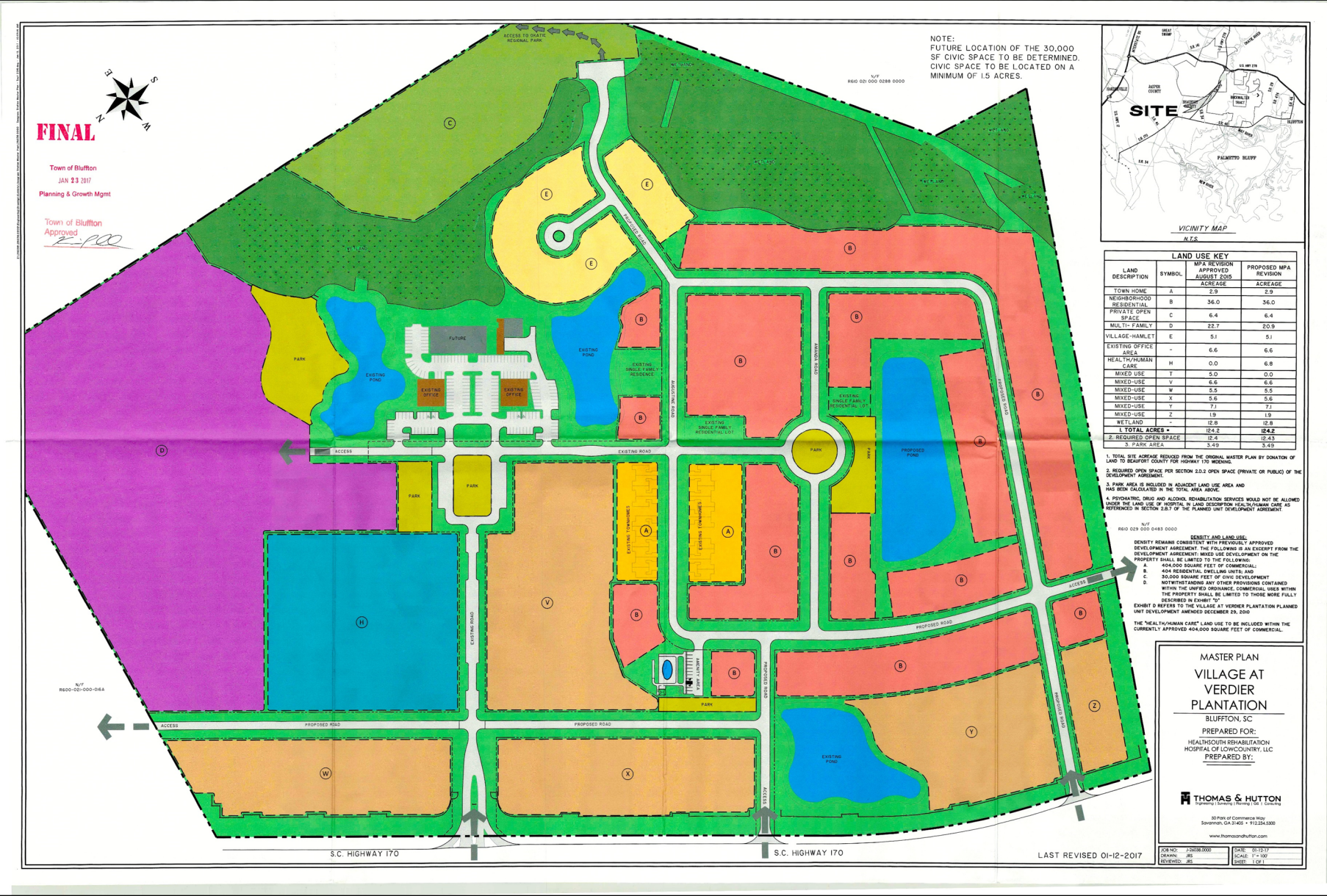
PROPOSED

Town Council



Village at Verdier– Master Plan Amendment

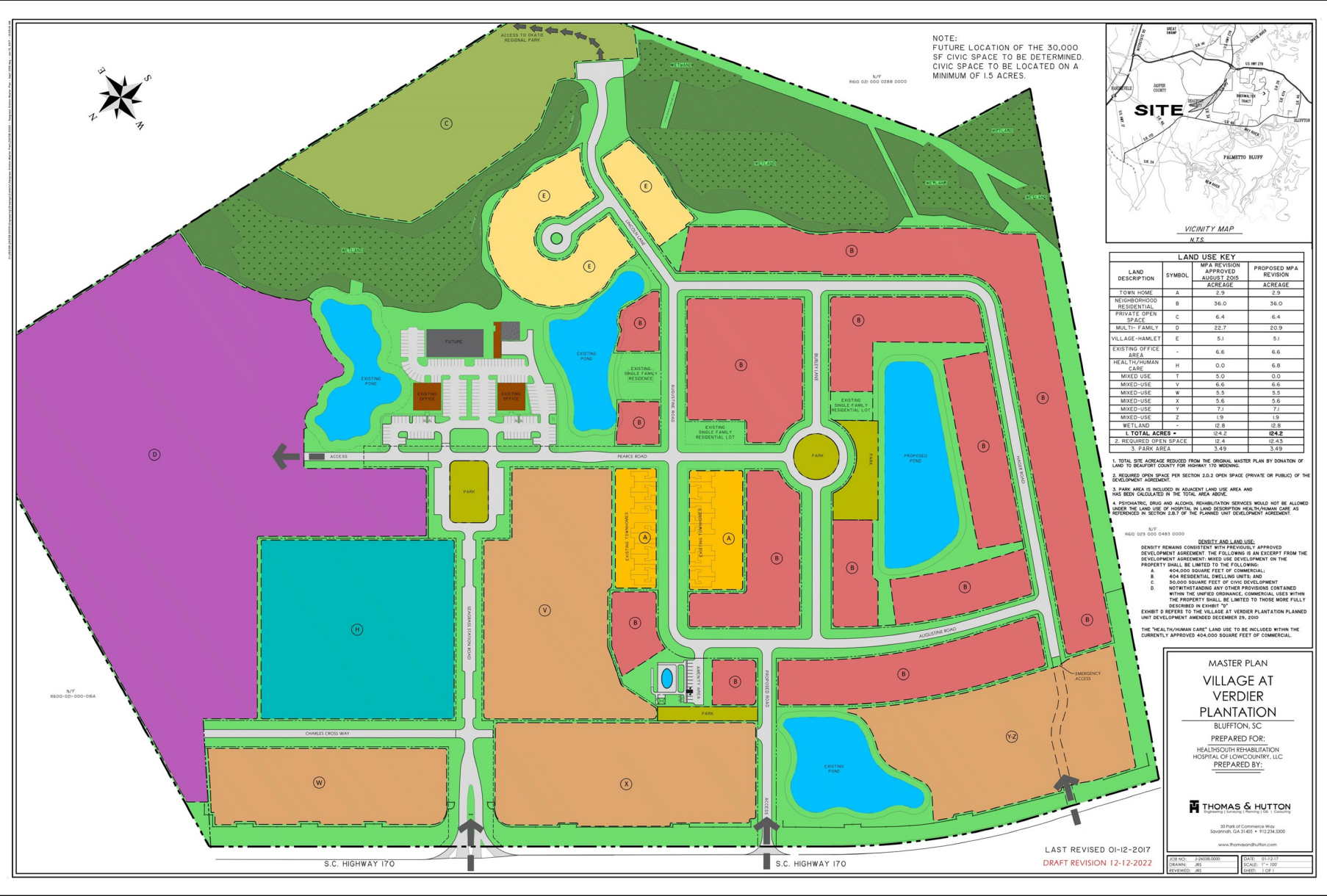
Existing Master Plan



Village at Verdier– Master Plan Amendment

Town Council

Proposed Master Plan



Village at Verdier– Master Plan Amendment

Town Council

Planning Commission Recommendation

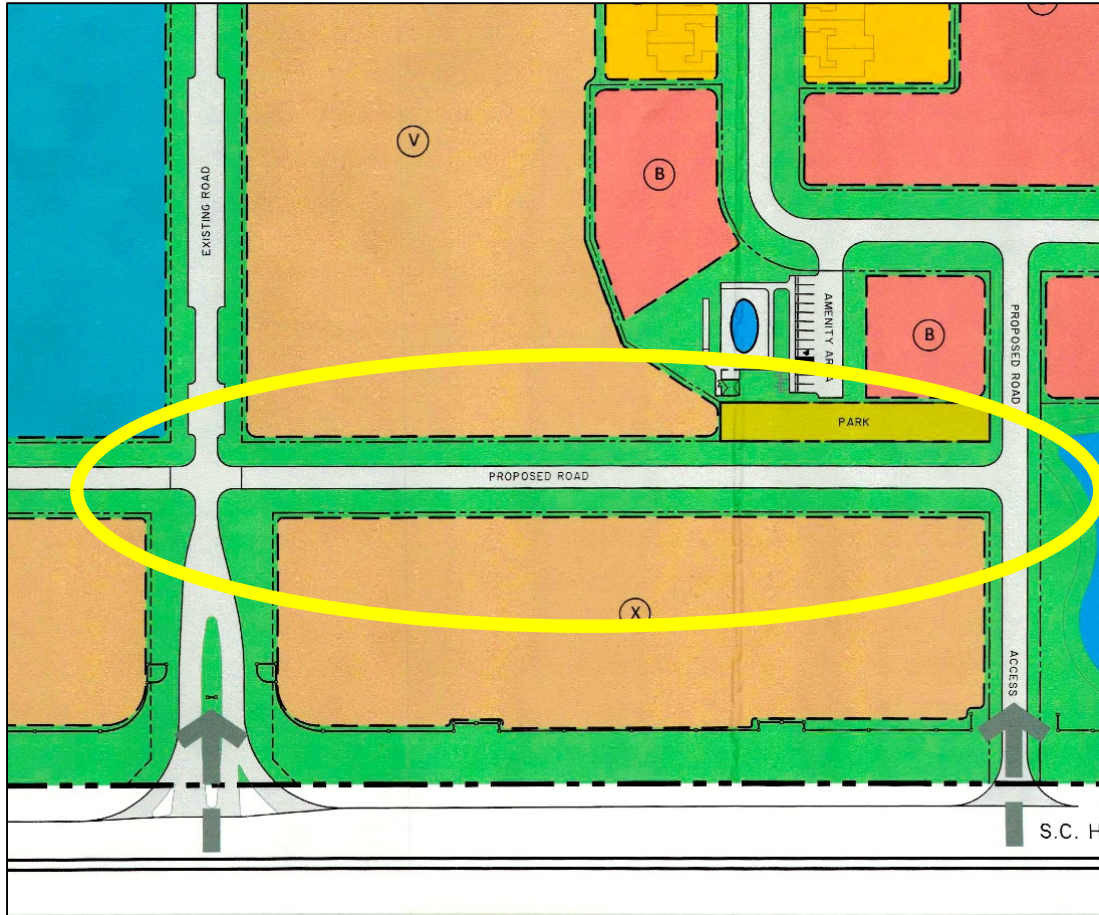
On January 25, 2023, the Town of Bluffton Planning Commission recommended approval, with conditions, of the Master Plan Amendment for the Village at Verdier Master Plan. The conditions of approval were as follows:

1. Replace a previously approved residential road connection between Parcels Y and Z with a gated, emergency access road; and
2. Remove a previously approved road in Parcel X.

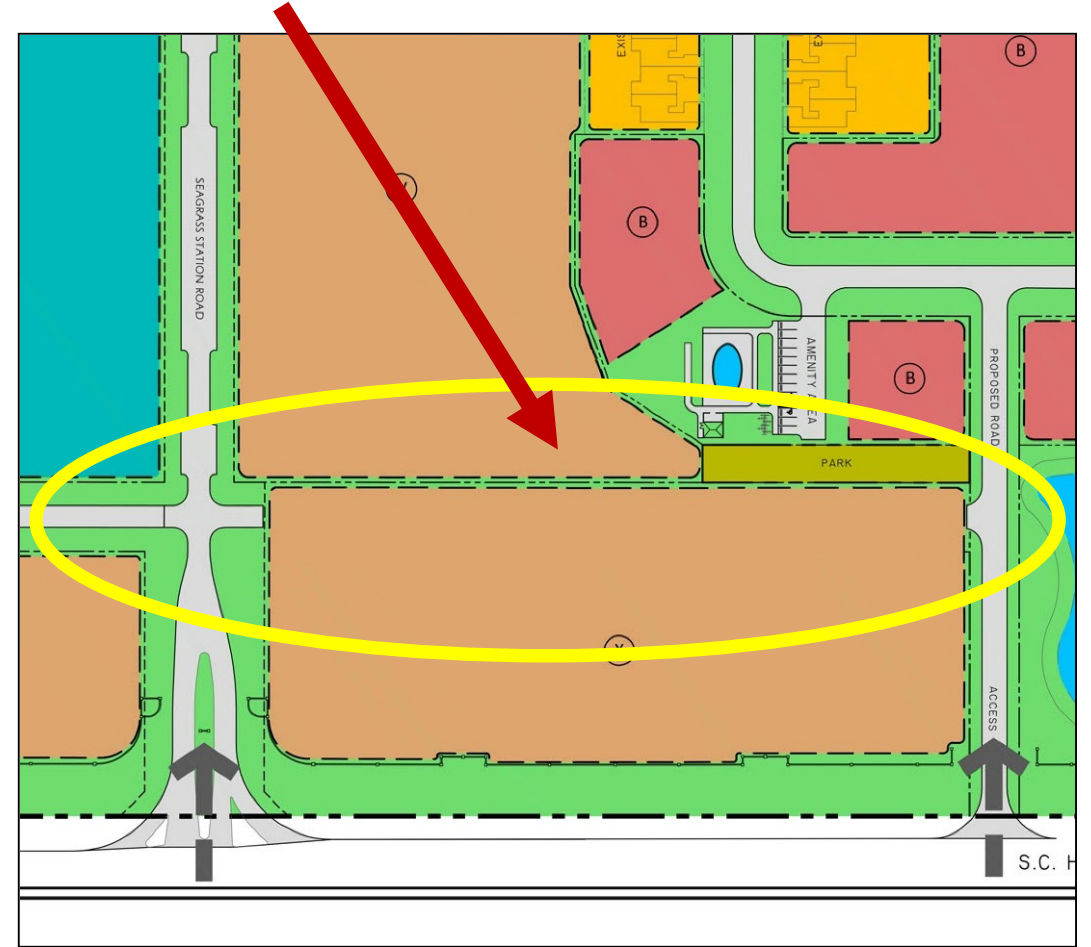


Proposed Master Plan Amendment

The removal of this road from the master plan does not change the overall density cap for commercial development in the Village at Verdier PUD.



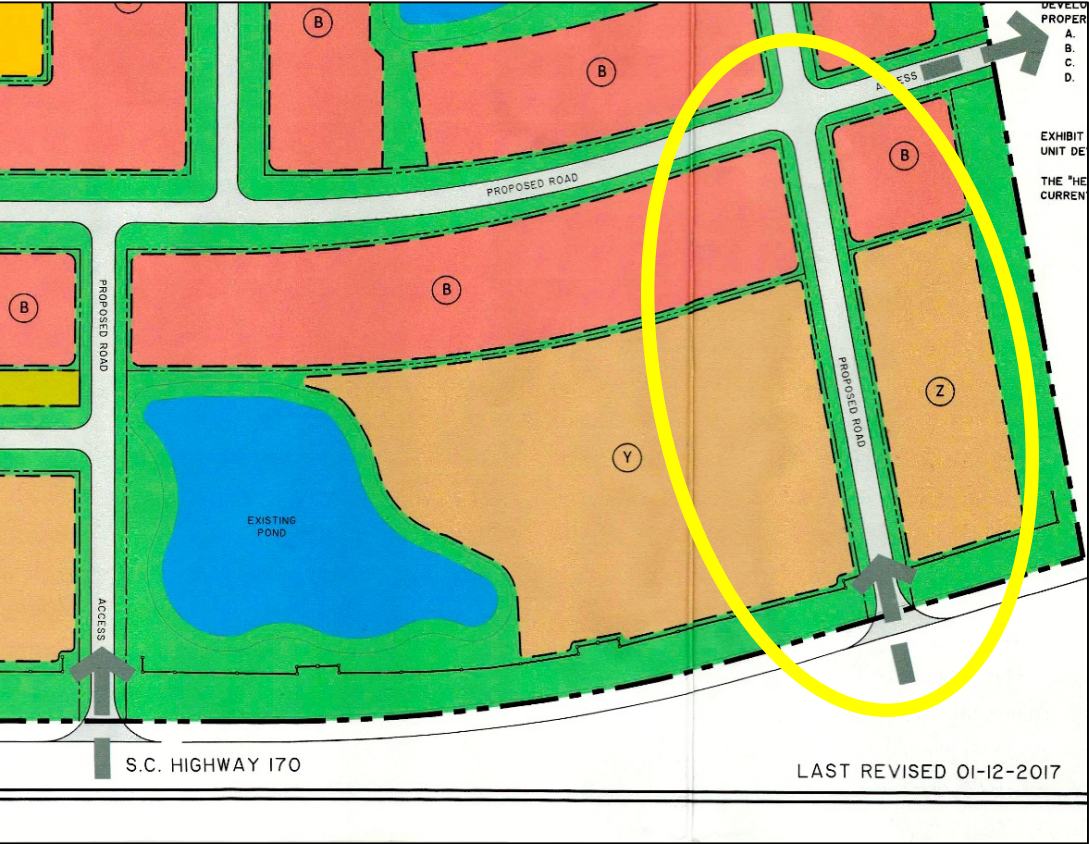
Existing



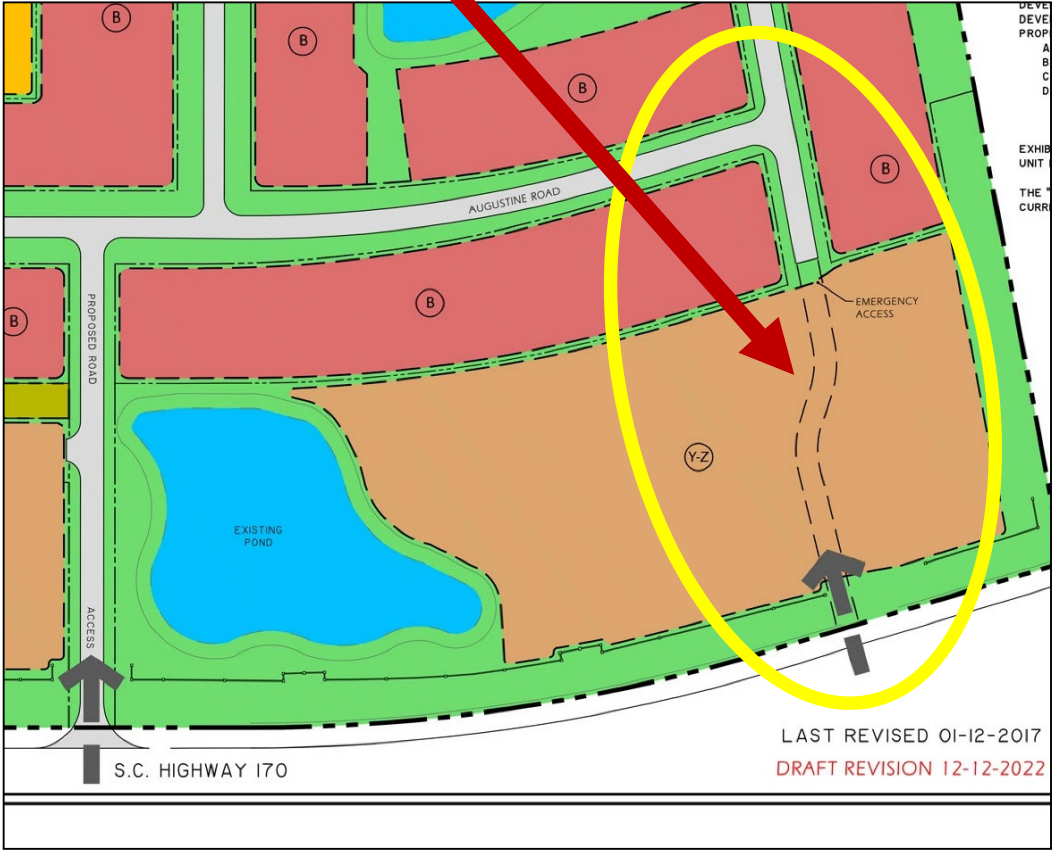
Proposed



Proposed Master Plan Amendment



Existing



Proposed

*Public access replaced with
gated, emergency access*



Review Criteria

1. Section 3.9.3.B. Promotion of and consistency with the land use goals, environmental objectives and overall intent of the policies within the Comprehensive Plan.
2. Section 3.9.3.C. Consistency with the intent of the Planned Unit Development Zoning District as prescribed in this Ordinance.
3. Section 3.9.3.D. As applicable, consistency with the provisions of the associated Development Agreement and/or PUD Concept Plan.
4. Section 3.9.3.E. Compatibility of proposed land uses, densities, traffic circulation and design with adjacent land uses and environmental features, as well as the character of the surrounding area.
5. Section 3.9.3.F. Ability to be served by adequate public services, including, but not limited to, water, sanitary sewer, roads, police, fire, and school services. For developments that have the potential for significant impact on infrastructure and services the applicant shall be required to provide an analysis and mitigation of the impact on transportation, utilities, and community services.
6. Section 3.9.3.G. Demonstration of innovative site planning techniques that improve upon the standards in other allowable Town of Bluffton zoning districts with the purpose of enhancing the Town of Bluffton's health, safety and welfare.
7. Section 3.9.3.H. Ability of the site to sufficiently accommodate the densities and land use intensities of the proposed development.
8. Section 3.9.3.I. Conformance with adopted or accepted plans, policies, and practices of the Town of Bluffton.



Town Council Action

Town Council has the authority to take the following action:

1. Approve the Application as submitted by the Applicant;
2. Approve the Application with conditions;
3. Deny the Application as submitted by the Applicant.



Master Plan Amendment - Review Process

Master Plan Amendment Procedure	Step Completed	Date Completed
Step 1. Pre-Application Meeting	✓	September 22, 2022
Step 2. Application Check-In Meeting	✓	October 17, 2022
Step 3. Review by Development Review Committee	✓	November 23, 2022
Step 4. Planning Commission Recommendation	✓	January 25, 2023
Step 5. Town Council Consideration for Master Plan Amendment approval	✓	March 14, 2023



QUESTIONS

