

Consideration of Approval of an Initial Master Plan for Alston Park Phase 3 within the New Riverside Planned Unit Development

**Presentation to Town Council
February 11, 2025
Department of Growth Management
Kevin P. Icard, AICP**



Location Map



Aerial Location Map



Introduction & Background

- The Applicant, Dan Keefer of Witmer Jones Keefer, Ltd, on behalf of Village Park Communities, LLC, is requesting approval for an Initial Master Plan. The subject property is within the New Riverside Planned Unit Development.
- The Town of Bluffton approved the Concept Plan and a Development Agreement for the New Riverside tract in June 2004. The Concept Plan defines the allowed land use in the various areas of the New Riverside Planning Area. The documents also define the development standards which govern all development activities within the Concept Plan, including Alston Park Phase 3.
- On February 22, 2023, the Planning Commission recommended approval of the request subject to conditions.



Introduction & Background

- Alston Park Phase 3 will be developed in accordance with the New Riverside Concept Plan
- Final location of roads, lagoons and amenities may vary based on market conditions and tree save opportunities
- Holly Hill Lane will be constructed as part of first phase
- A maximum of 76 single family dwelling units

Site Design

- Architectural guidelines and restrictive covenants will set the standards for design and construction materials
- Per the New Riverside PUD, development will Meet or Exceed the Zoning & Development Standards Ordinance (Z.D.S.O) in place in 2004
- Traffic Impact – The New Riverside Master Developer commissioned a traffic study for the New Riverside development. Residential units allotted to Alston Park Phase 3 were included in the original traffic report. An updated traffic impact analysis by Kimley Horn is included with this IMP submittal.



Initial Master Plan



LOCATION MAP

SITE DATE TABLE

- PROJECT AREA: 60.417 ACRES
- OPEN SPACE: 21.15 ACRES
- NUMBER OF LOTS: 76
- RESIDENTIAL DENSITY ALLOWED (RU/UPLAND AC): 1.77

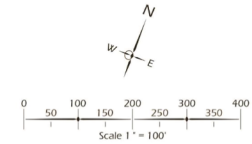
LAND USE KEY

	ACREAGE
RESIDENTIAL (70' MIN. X 120' MIN.)	16.5
PONDS	2.92
RAINGARDENS	2.90
GREENS	2.84
RIGHT OF WAY	5.27
WETLAND BUFFER	4.0
WETLAND	17.5
COMMUNITY COMMON AREA /OPEN SPACE	8.49

TOTAL 60.417 ACRES

SITE INFORMATION

NEW RIVERSIDE PARCEL 5A SOUTH
SOUTHWEST OF THE INTERSECTION OF NEW RIVER-
SIDE RD AND S.C. HWY 46, SOUTH OF PARCEL 4A.
TAX MAP ID NO.: R610 035 000 0019 0000 AND
R610 035 000 0846 0000
CURRENT ZONING: PUD (NEW RIVERSIDE CONCEPT
PLAN)



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SITE DEVELOPMENT PLANS
FOR
ALSTON PARK
PHASE 3
BLUFFTON, SOUTH CAROLINA

DATE: 3 DEC 2024
PROJECT NO.: 2001101
DRAWN BY: KH
CHECKED BY: DK

PRELIMINARY
SUBMITTAL PLAN,
NOT FOR
CONSTRUCTION

REVISIONS:

DRAWING TITLE
**INITIAL MASTER
PLAN**

DRAWING NUMBER
EX B

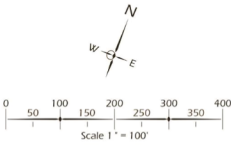


Trails and Open Space



LOCATION MAP

- LEGEND**
- HOMESITES
 - LAGOONS
 - WETLAND & WETLAND BUFFER
 - OPENSACES
 - GREENS
 - GREENWAY TRAIL (±4' WIDE MULCH OR GRAVEL TRAIL)
 - CONNECTOR TRAILS (±5' CONCRETE SIDEWALK)
 - HOLLY HILL LANE TRAIL (8' WIDE ASPHALT)



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SITE DEVELOPMENT PLANS
FOR
ALSTON PARK
PHASE 3
BLUFFTON, SOUTH CAROLINA

DATE: 3 DEC 2024
PROJECT NO.: 20011.01
DRAWN BY: KH
CHECKED BY: DK

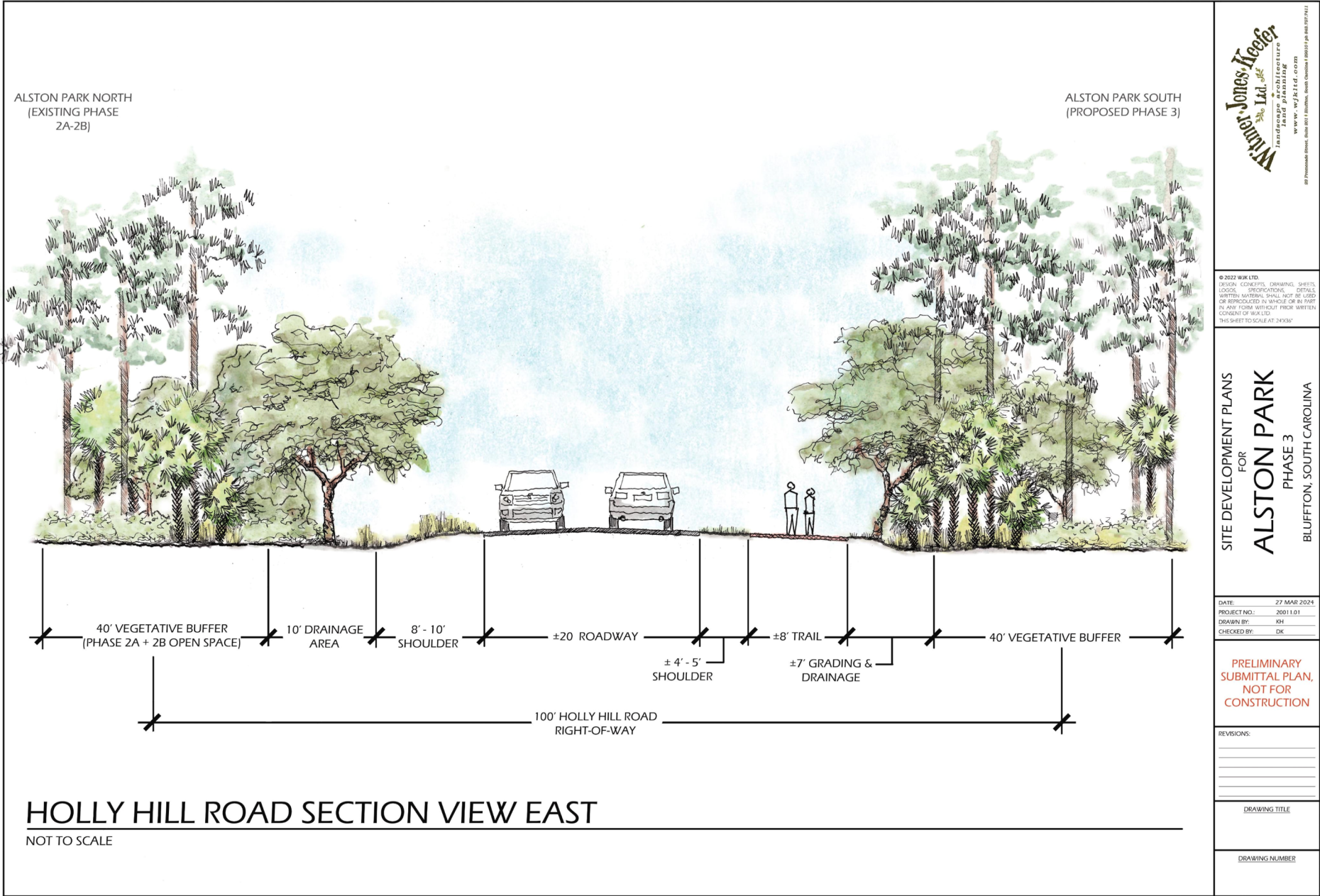
**PRELIMINARY
SUBMITTAL PLAN,
NOT FOR
CONSTRUCTION**

REVISIONS:

DRAWING TITLE
**TRAILS & OPEN
SPACE**

DRAWING NUMBER
EX C

Holly Hill Lane Road Section



Planning Commission Recommendation

On February 22, 2023, the Town of Bluffton Planning Commission recommended conditional approval to Town Council for the Alston Park Phase 3 Initial Master Plan subject to the following conditions:

1. The first phase of development shall be the construction of Holly Hill Lane from New Riverside Road to the development's entrance at Benton Circle, to include connectivity to the Alston Park development to the north. Construction of the road will initially consist of a sub-base and binder course, with the topcoat to be added prior to Final Certificate of Construction Compliance.
2. Holly Hill Lane shall serve as the only construction road for the development.
3. The Applicant shall update the master plan to show an asphalt pathway 8 feet in width within the Holly Hill Lane buffer.
4. The master plan is conceptual in nature, allowing for the Applicant to work with Town Staff to save as many trees as practicable at time of development plan submittal.
5. Provide an 8-foot wide asphalt path along the south side of Holly Hill Lane from the existing path on New Riverside Drive to Benton Circle.
6. Consider providing a fenced buffer along the north side of Holly Hill Lane adjacent to the residential homes that back up to Holly Hill Lane from New Riverside Drive to Benton Circle.



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.



Initial Master Plan - Review Process

Initial Master Plan Procedure	Step Completed	Date Completed
Step 1. Pre-Application Meeting	✓	March, 2022
Step 2. Application Check-In Meeting	✓	April 6, 2022
Step 3. Review by Development Review Committee	✓	May 11, 2022
Step 4. Planning Commission Recommendation	✓	February 22, 2023
Step 5. Town Council Consideration for Master Plan Amendment approval	✓	February 11, 2025



QUESTIONS

