

Master Plan Amendment Village at Verdier

May 9, 2023

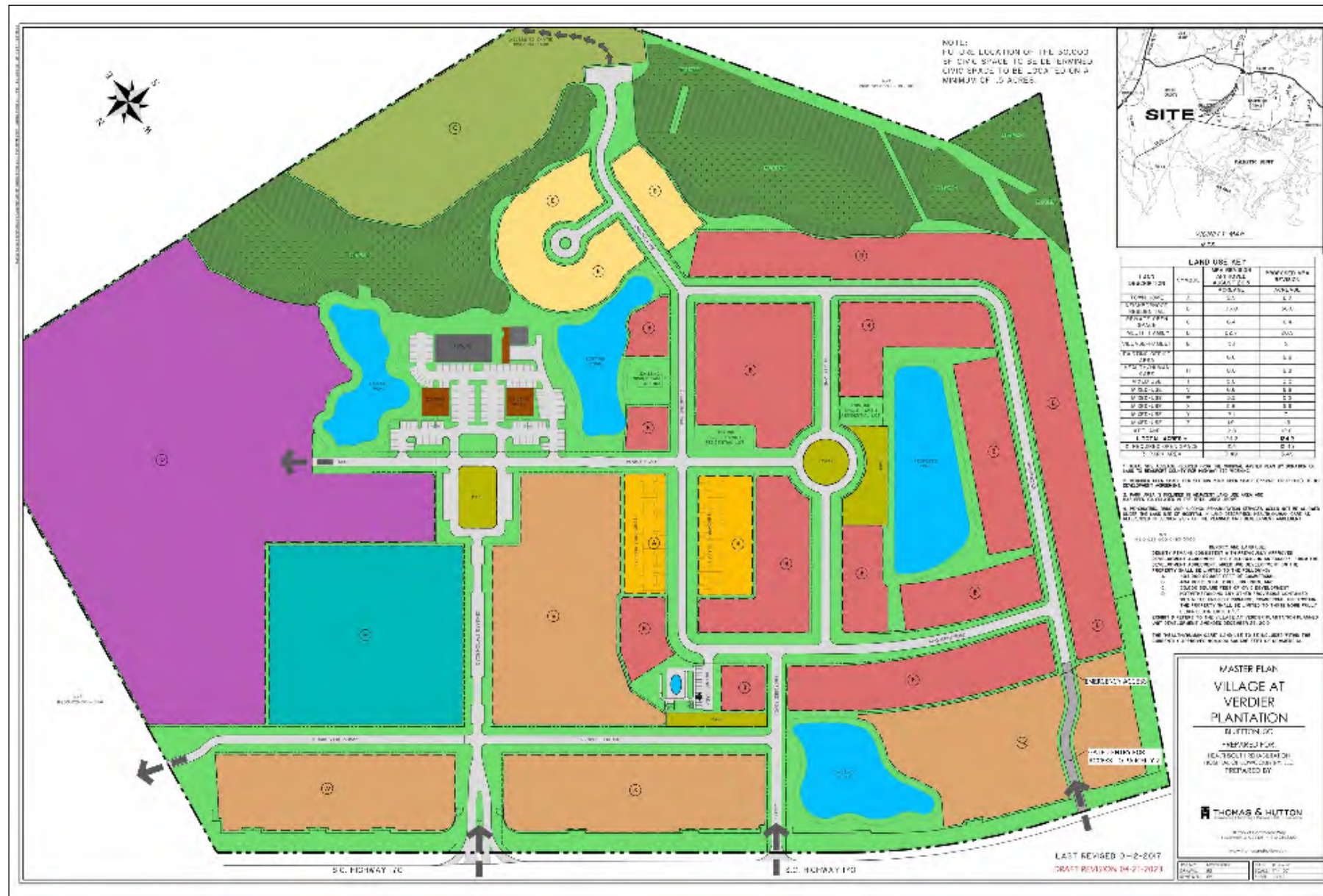
Town Council



Tabled Items

- On March 14, 2023, Town Council approved a motion to table the request until such time as Town Staff and the Developer attend a Seagrass Station Single Family Property Owners Association.
 - The intent of the meeting would be to present the applicant's request to the association and allow the association members the opportunity to provide comment.
- On April 27, 2023, the request was presented by Town Staff at a regularly scheduled zoom meeting of the Seagrass Station Single Family Property Owners Association.
 - There was a total of 19 attendees including the applicant and developer.
 - Several attendees spoke in favor of replacing a previously approved residential road connection between Parcels Y and Z with a gated, emergency access road.
 - No attendees spoke in opposition to this request.



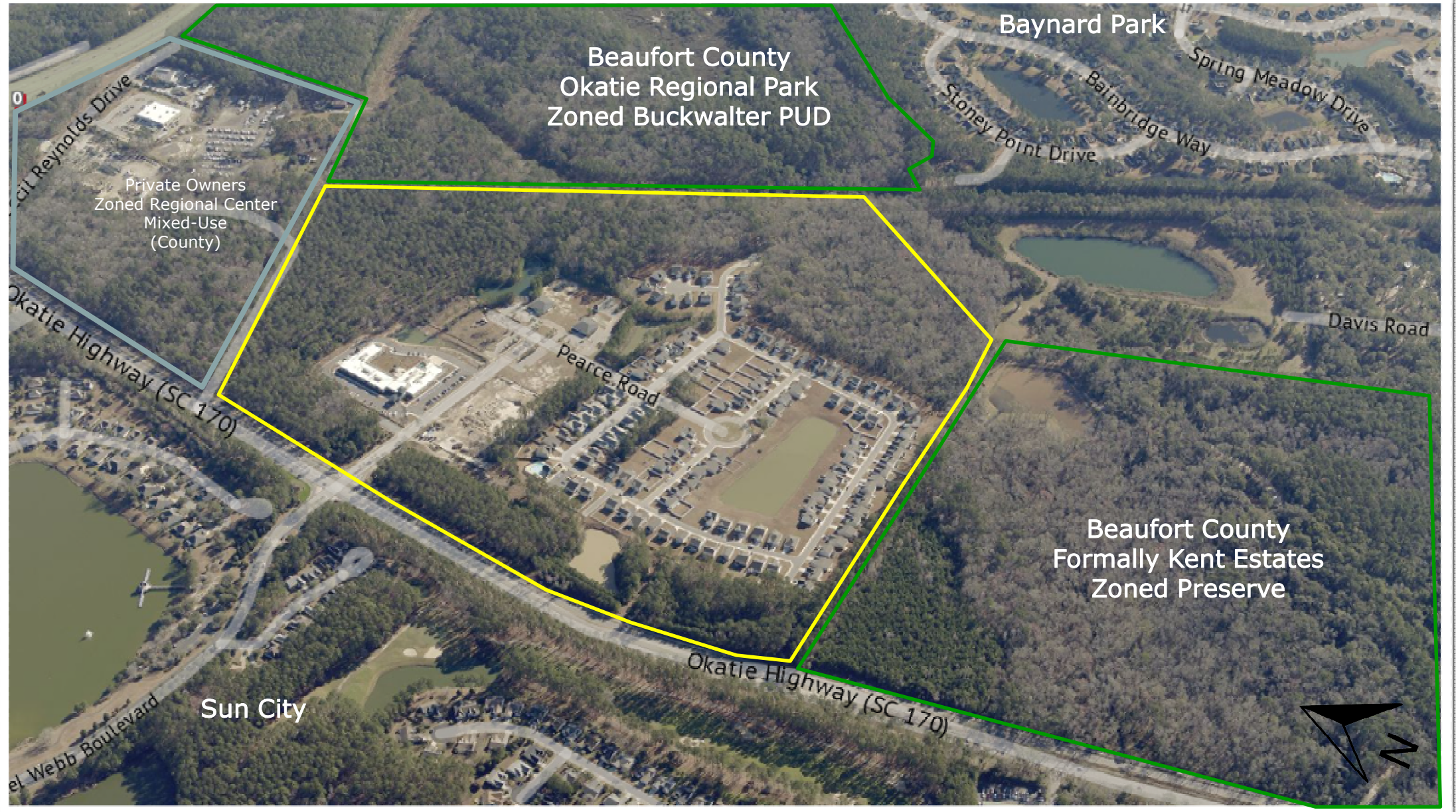


Town Council

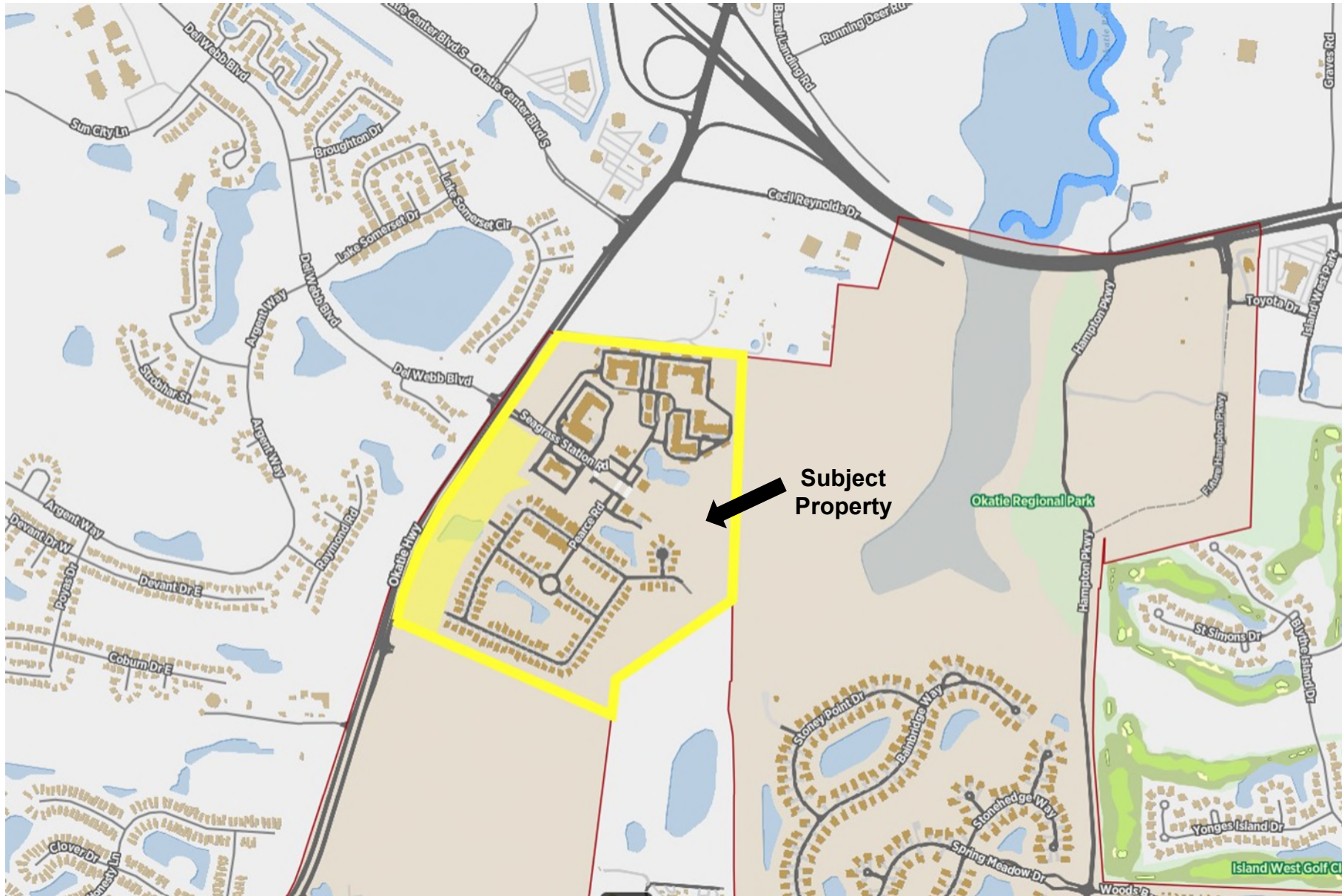
Aerial Location Map



Aerial Location Map



Location Map

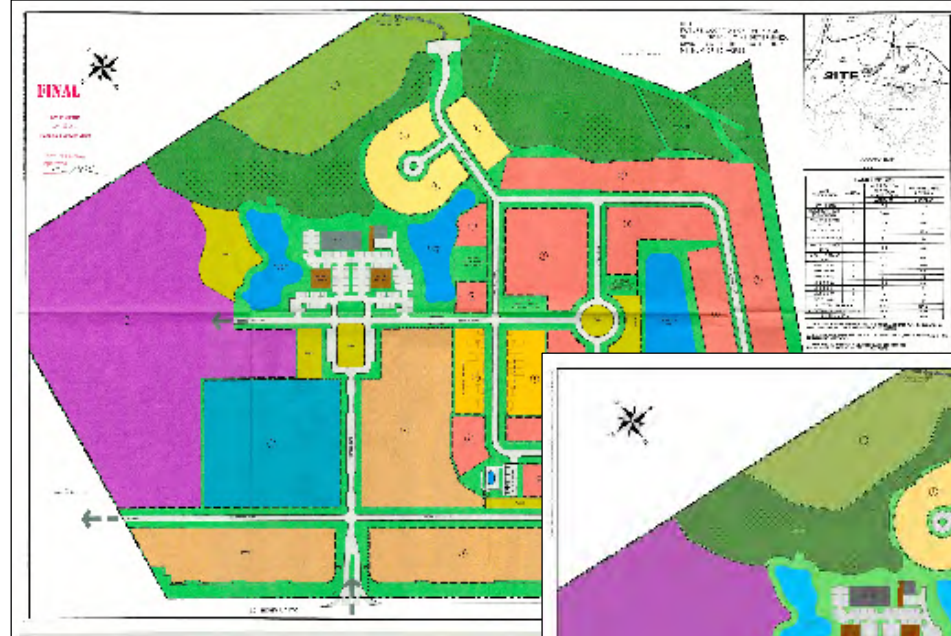


Requested Change

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. Replacing a previously approved residential road connection between Parcels Y and Z with a gated, emergency access road.
2. 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



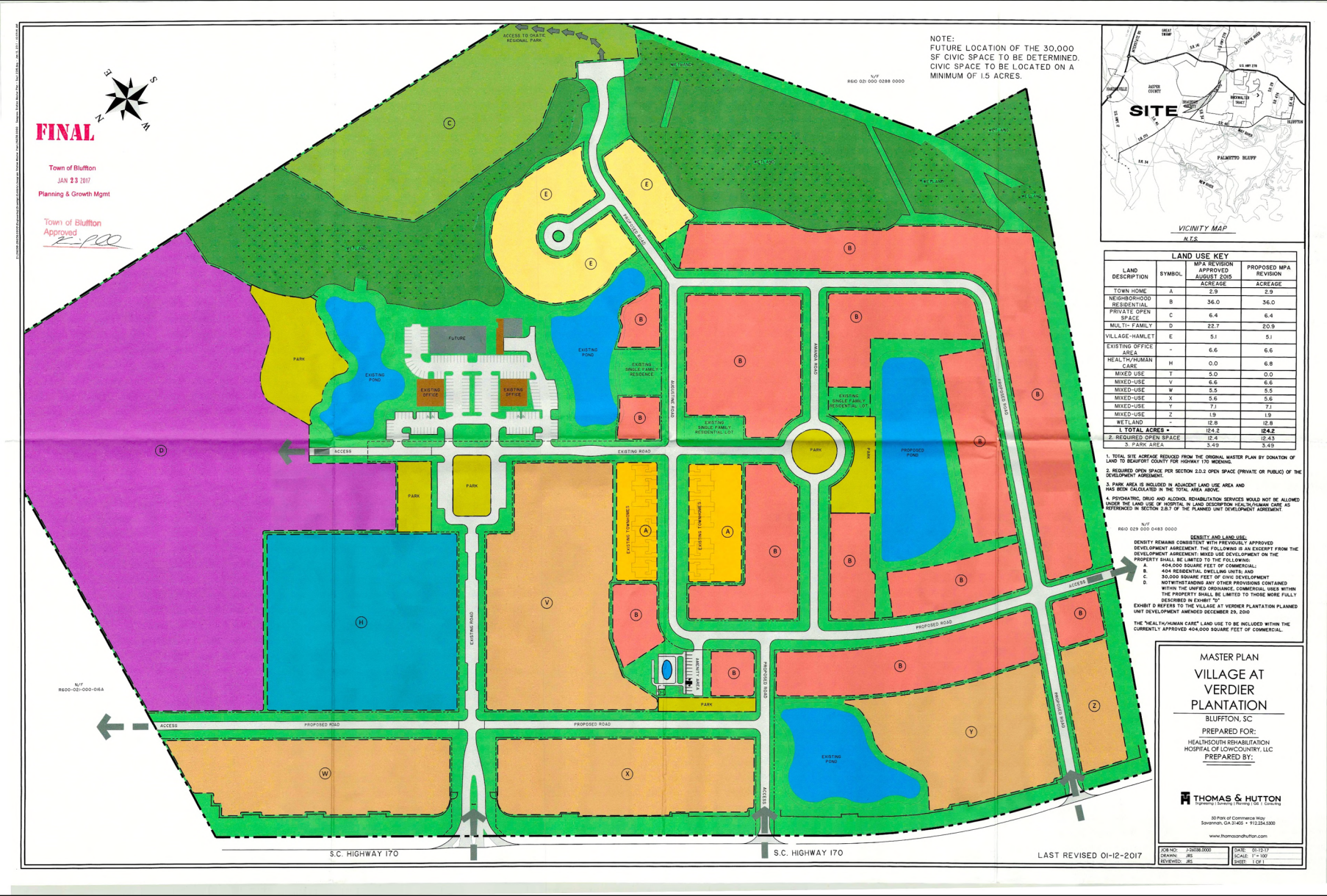
PROPOSED

Town Council



Village at Verdier– Master Plan Amendment

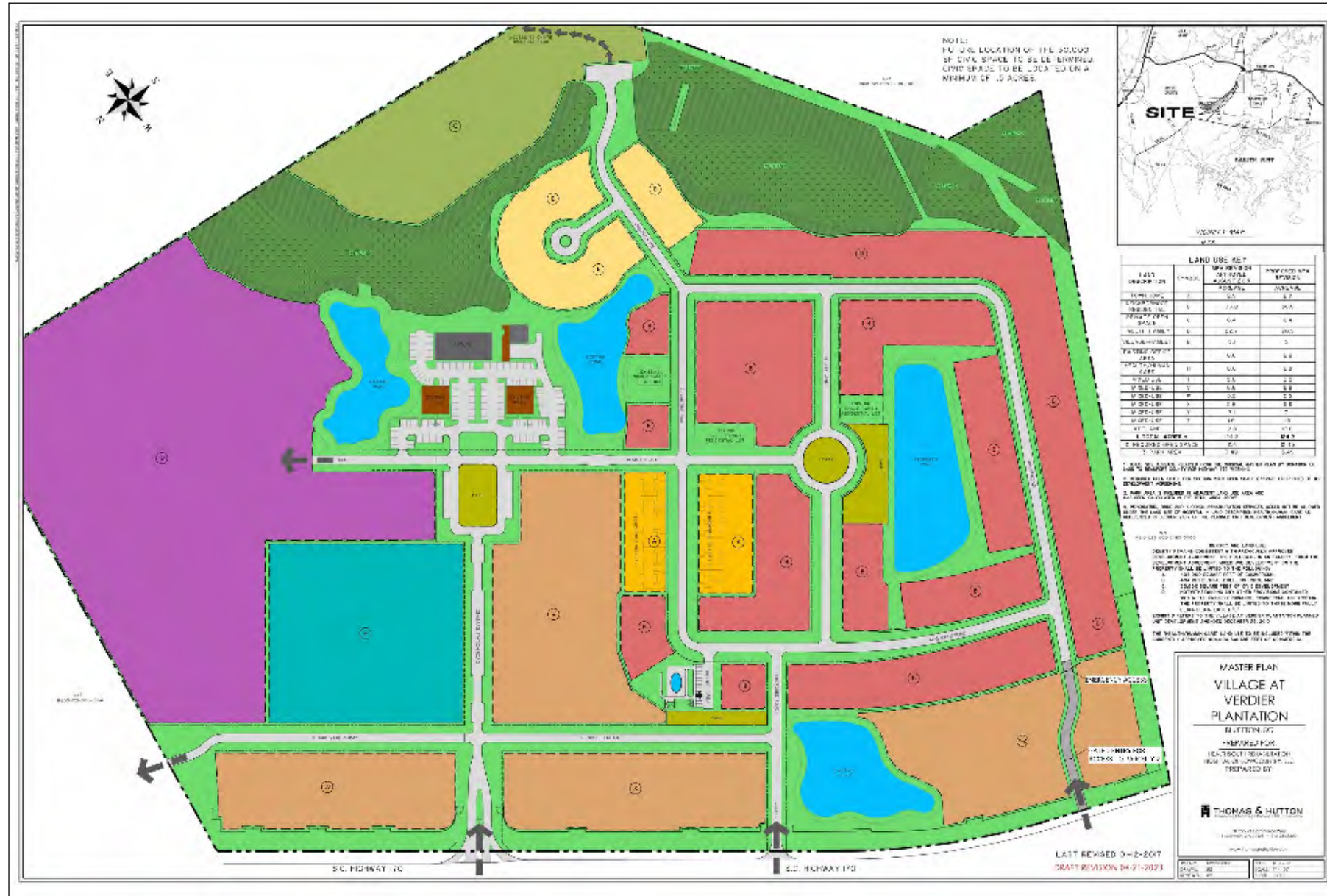
Existing Master Plan



Village at Verdier– Master Plan Amendment

Town Council

Proposed Master Plan



Village at Verdier– Master Plan Amendment

Town Council

Planning Commission Recommendation

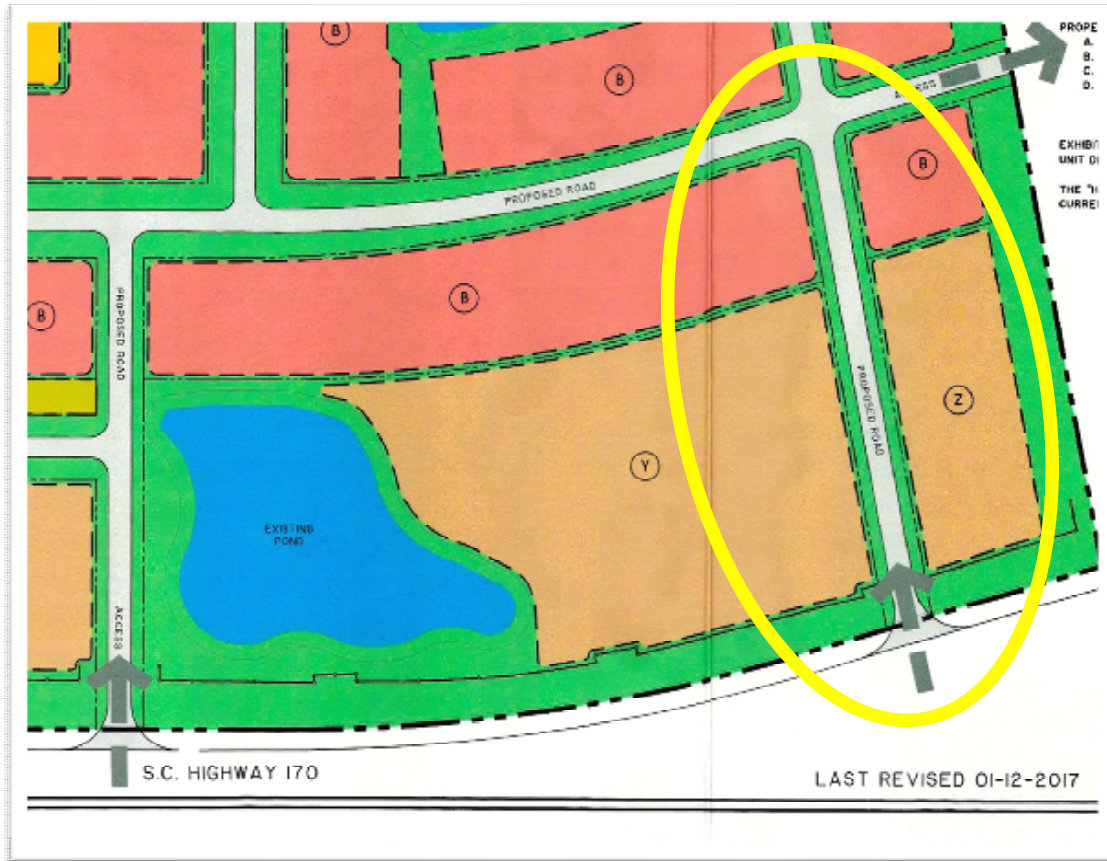
On January 25, 2023, the Town of Bluffton Planning Commission recommended approval, with conditions, of the Master Plan Amendment for the Village at Verdier Master Plan. The conditions of approval were as follows:

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.
(The applicant has withdrawn this request)



Proposed Master Plan Amendment

*Public access replaced with
gated, emergency access*



Existing



Proposed



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	Tabled	March 14, 2023
Step 5. Town Council Consideration for Master Plan Amendment approval	✓	May 9, 2023



QUESTIONS



Suggested Motion

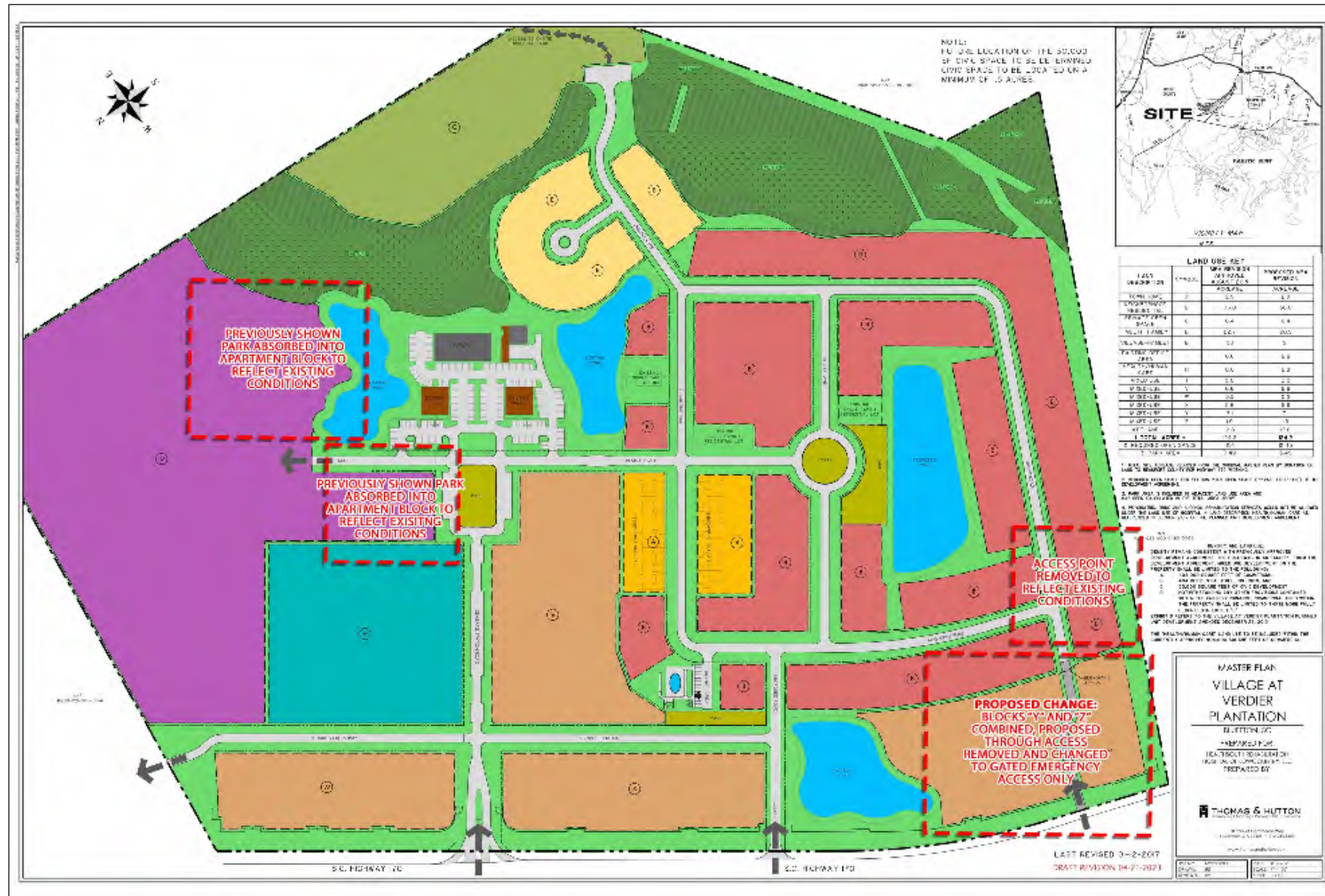
Recommendation of Approval of an Amendment to the Master Plan for Village at Verdier Consisting of 124.2 acres located East of SC Highway 170 at Seagrass Station Road and Zoned Village at Verdier Planned Unit Development.

*“I move to [**Conditionally Approve**] the request to Amend the Master Plan for Village at Verdier Consisting of 124.2 acres located East of SC Highway 170 at Seagrass Station Road and Zoned Village at Verdier Planned Unit Development subject to the following condition:*

- 1. Replace a previously approved residential road connection between Parcels Y and Z with a gated, emergency access road.”*



Proposed Master Plan (annotated)



Village at Verdier– Master Plan Amendment

Town Council

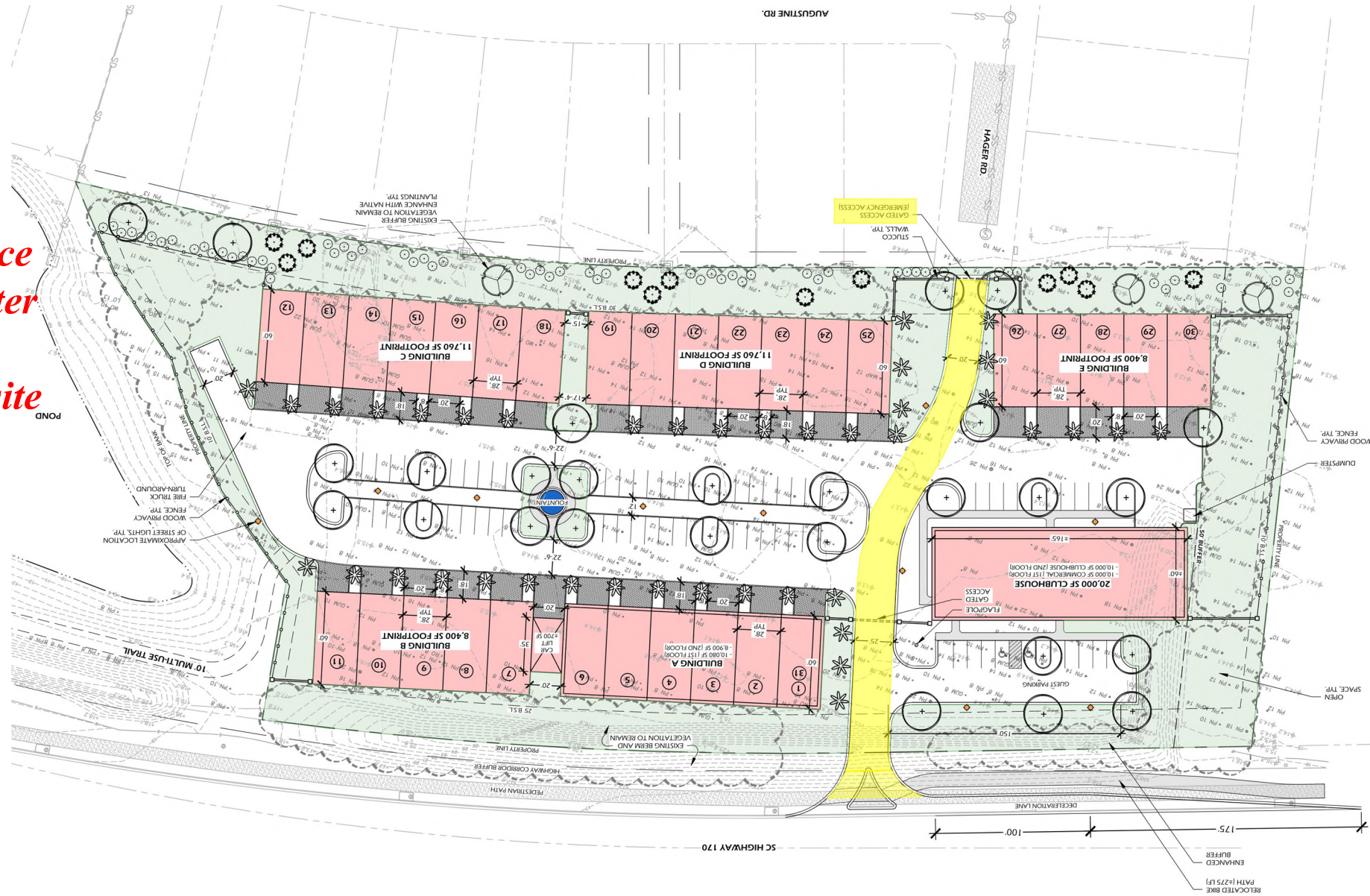


Village at Verdier– Master Plan Amendment

Town Council

CarVillage Preliminary Site Plan

NOTE: This site plan is provided for visual reference only. Approval of the Master Plan Amendment does not constitute approval of the site plan.



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.

Finding. The requested master plan amendment results in minor modifications to the transportation network.

The vision of the Village at Verdier master plan is to create a mixed-use, live-work-play community, which is consistent with the Comprehensive Plan's vision of a balance of land uses to ensure a high quality of life, business opportunity, environmentally protected areas and proper placement of commercial uses.

2. **Section 3.9.3.C.** Consistency with the intent of the Planned Unit Development Zoning District as prescribed in this Ordinance.

Finding. The application is consistent with the Town of Bluffton Zoning and Development Standards Ordinance that applies to the Village at Verdier Plantation Planned Unit Development Master Plan.

The Village at Verdier was designed to be a mixed-use development divided into five planning areas. The parcels that are the subject of this amendment are within the Commercial Area and the use has been established as a permitted use.

3. **Section 3.9.3.D.** As applicable, consistency with the provisions of the associated Development Agreement and/or PUD Concept Plan.

Finding. The application is consistent with the provisions of the Village at Verdier Development Agreement.

The proposed change to the Master Plan will not affect the permitted uses or overall density cap for commercial development.



Review Criteria

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.

Finding. The application is compatible with the surrounding area.

The application does not request a change in land use or an increase in development density. The change in traffic circulation is supported by the adjacent homeowner's association and the submitted traffic report finds that removing the parallel road and the access to Hagar Street will have minimal impact on the surrounding road network.

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.

Finding. The property is able to be served by adequate public services.

The Village at Verdier Development Agreement has previously provided an analysis and mitigation measures on the impact on transportation, utilities, and community services within. In addition, the Applicant has provided a traffic report that finds that removing the parallel road and the access to Hagar Street will have minimal impact on the surrounding road network.



Review Criteria

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.

Finding. The Master Plan includes innovative site planning techniques that enhance the Town's health, safety, and welfare.

The vision of the Village at Verdier Master Plan is to create a mixed-use, live-work-play community. The site is being developed using the best practices in stormwater management and design guidelines. Pedestrian connections will be provided to connect the development to the existing pedestrian network and proposed commercial development along SC Highway 170.

7. Section 3.9.3.H. Ability of the site to sufficiently accommodate the densities and land use intensities of the proposed development.

Finding. The requested amendment to the master plan does not impact the previously approved densities and land use intensities of the Village at Verdier Development Agreement and Master Plan.

8. Section 3.9.3.I. Conformance with adopted or accepted plans, policies, and practices of the Town of Bluffton.

Finding. The requested master plan amendment results in minor modifications to the transportation network and is in conformance with adopted or accepted plans, policies, and practices of the Town.

