

PLANNING COMMISSION

STAFF REPORT

Department of Growth Management



MEETING DATE:	December 20, 2023
PROJECT:	Venture at Okatie Bluffs Preliminary Development Plan
APPLICANT:	Willy Powell, Ward Edwards, Inc.
PROJECT NUMBER:	DP-10-23-018564
PROJECT MANAGER:	Dan Frazier Principal Planner Department of Growth Management

REQUEST: The Applicant, Willy Powell of Ward Edwards Engineering, on behalf of the property owner Okatie Bluffs Owner LLC/Adrien Dannemiller, is requesting approval of a Preliminary Development Plan. The project consists of the construction of six multifamily buildings, four garage buildings, amenities, and associated infrastructure (Attachment 1).

INTRODUCTION: The property is zoned Buckwalter Planned Unit Development and consists of approximately 22.0 acres identified by tax map number R610 028 000 0921 0000 located within the Parcel B-1 Master Plan (Attachment 2).

BACKGROUND: This application is for a Preliminary Development Plan located within the Buckwalter PUD and is subject to the standards set forth in the Buckwalter PUD Development Agreement and Concept Plan and the Parcel B-1 Master Plan. The subject parcel is located north of Gibbet Road and east of SC Highway 170 (Attachment 3).

The original preliminary development plan application was submitted on October 12, 2023. The applicant requested an expansion of the project scope and provided an expanded scope exhibit on October 31, 2023. Staff comments on the Preliminary Development Plan were reviewed at the November 15, 2023, Development Review Committee meeting (Attachment 4).

The expanded scope includes stubbing utilities to the southern "future development" parcel and extending utilities and the multi-use path through the northern "future development" parcel, as well as constructing an additional SC Highway 170 access point north of the subject parcel.

The Applicant provided a response to comments, and revised narrative, site development plans and preliminary landscape plans on November 22, 2023. The revised submittal demonstrates that the proposed development meets the parking and open space requirements for the 150-unit multi-family development (Attachments 5).

The subject parcel is within the Highway Corridor Overlay District and will require a Certificate of Appropriateness reviewing landscaping, lighting, and architecture at time of final development plan approval.

REVIEW CRITERIA & ANALYSIS: The Planning Commission shall consider the criteria set forth in Section 3.10.3.A of the Unified Development Ordinance in assessing an application for a Preliminary Development Plan. The applicable criteria are provided below followed by Staff Finding(s) based upon review of the application submittals to date.

1. Section 3.10.3.A.1. Conformance with the applicable provisions provided in Article 5, Design Standards.

Finding. The property lies within the Buckwalter PUD and therefore is not subject to the Design Standards set forth in Article 5 of the UDO.

2. Section 3.10.3.A.2. The proposed development shall be in conformance with any approved Development Agreement, PUD Concept Plan, PUD Master Plan, Subdivision Plan, or any other agreements or plans that are applicable.

Finding. The proposed development is within the Buckwalter PUD and the Parcel B-1 Master Plan. The proposed development conforms with applicable standards in each.

3. Section 3.10.3.A.3. If the proposed development is associated with a previously approved Master Plan, then the traffic and access plans shall adhere to the previously approved traffic impact analysis or assessment, where applicable. If an application is not associated with a previously approved PUD Master Plan, then a traffic impact analysis shall be required at final development plan submittal.

Finding. A Traffic Impact Analysis was prepared in April 2023 as part of the Parcel B-1 Master Plan approval (Attachment 6). The analysis provides transportation improvement recommendations based on the build-out of the Master Plan as a whole, including this proposed development. All the recommended transportation improvements associated with the proposed development are included as part of this preliminary development plan application.

4. Section 3.10.3.A.4. The proposed development must be able 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. An existing water main is located along the northern side of the parcel and runs parallel to Highway 170. A second water line follows Gibbet Road, along the western edge of the site. Both mains are 24 inches. The project proposes a connection to each main to create a loop through the site. A stub-out will be provided for the future developments to connect to the system. The system will be designed to provide domestic and fire connections to each building and the clubhouse. Fire hydrants are expected internal to the project

and will be located per BJWSA, Bluffton Township Fire District, and system requirements.

Finding. A proposed pump station to be located on the parcel will convey wastewater off-site. A gravity sewer system is proposed to collect wastewater from the multifamily units and clubhouse, and route it to the pump station. Once treated by the pump station, a proposed force main ties into an existing BJWSA gravity system located across Gibbet Road that serves Palmetto Business Park. The sewer system will also include a connection point for future developments.

Finding. Letters from the agencies providing public services will be required at time of Final Development Plan submittal per the Applications Manual.

5. **Section 3.10.3.A.5. The phasing plan, if applicable, is logical and is designed in a manner that allows each phase to fully function independently regarding services, utilities, circulation, facilities, and open space, irrespective of the completion of other proposed phases.**

Finding. The project is proposed to be completed in a single phase.

6. **Section 3.10.3.A.6. The application must comply with applicable requirements in the Applications Manual.**

Finding. The application has been reviewed by Town Staff and has been determined to be complete.

PLANNING COMMISSION ACTIONS: The Planning Commission has the authority to take the following actions with respect to the application as authorized by Section 2.2.6.C.5 of the UDO:

1. Approve the application as submitted;
2. Approve the application with conditions; or
3. Deny the application as submitted.

RECOMMENDATION: Town Staff finds that the requirements of Section 3.10.3.A of the Unified Development Ordinance have been met and recommends that the Planning Commission approve the application as submitted.

ATTACHMENTS:

1. Application and Project Narrative
2. Vicinity Map
3. Parcel B-1 Initial Master Plan
4. DRC Comments, Original Site Plans including expanded scope 10 12 23
5. DRC Comments Response Letter and Revised Plans 11 22 23
6. Traffic Impact Analysis