

Re: Additional Information Provided in Response to 2/5/2021 Comments on 1/8/2021 Development Plan Application

Will,

Thank you for your 2/5/2021 comments on our 1/8/2021 application. Per our discussions, our prior grading only permit expired, various alternatives were discussed and eventually a new grading only permit application was recommended and an application was filed.

In preparation for our 2/10/2021 meeting, we have attempted to address in the comments from the Plan Review provided on 2/5/2021 as follows:

1. The proposed grading permit application provides for the limited clearing, grubbing, leveling, restabilization, etc. as provided in the plans submitted.

The eventual ultimate use or uses shall be in conformity with those allowed pursuant to the Buckwalter Development Agreement, as amended, and the Buckwalter Commons Initial Master Plan. Limitations on the Property may be imposed by the Town of Bluffton, the Buckwalter Commons POA, the Buckwalter Commons ARB and other public and private parties through the Buckwalter Development Agreement, the Buckwalter Commons IMP, the Buckwalter Commons CC&Rs and Design Guidelines, etc.

Attached, for illustration purposes only, please find a draft Conceptual Site Plan, Attachment 1, for the Property, exemplifying a potential approach for the development of the three parcels comprising the 1.5 acre site. Other significant interest has been expressed by two private schools and other parties for this Property as well, which have different conceptual plans.

2. While the attached Conceptual Site Plan provides for an overall site configuration to include roadway design, building locations, building size, general set back and building orientations, the Application is for a grading permit only and no review or approval is requested or needed or desired for roadway design, building locations, building size, general set back and building orientations.
3. Tree Removal. Parcel 7A and its related parties have an excellent, two + decade old track record of voluntarily maintaining vegetation as "good neighbor measures" over and above that required by the Town of Bluffton under the Buckwalter Development Agreement. I.e., see Attachments 2 and 3. Our efforts to preserve trees as long as practical (including relocation and replanting efforts) can be seen along the Buckwalter Parkway and at our other Buckwalter properties. Additional details and examples are available upon request.
4. We have no intention to unnecessarily stockpile materials to any material extent or duration on the site. Again, our two+ decade track record, references and similar examples of the Town of Bluffton and us successfully working together in this regard are available upon request. We look forward to discussing this on Wednesday as well.

5. Building Safety Review. As always, we have been, are and will always be super excited to ensure that all building safety and fire departments vehicles and fire department vehicles will not be hindered in any way with the existing location of the drainage swales/ponds.

If desired, we can supply significant amounts of support for the need for Bluffton to have certified and/or pad/shovel ready sites in Bluffton to facilitate our continued efforts to help diversify Bluffton's economy. Additional material outlining efforts of the Town of Bluffton to expend significant public money for similar economic development purposes are available upon request. Please advise if additional materials are needed in this regard.

With Townes Blvd. fronting the site, all utilities available and a Townes Blvd. access in place, the Townes 1.5 acre commercial site is expected to be an ideal complement to the 37 acre Townes at Buckwalter live/work/play and/or shop development envisioned for this ideally located development near (but not at) the intersection of the Bluffton and Buckwalter Parkways.

Thank you for considering our request.

Very truly yours,

A handwritten signature in blue ink that reads "Tom".

Tom Zinn

ATTACHMENT 1



LOCATION MAP

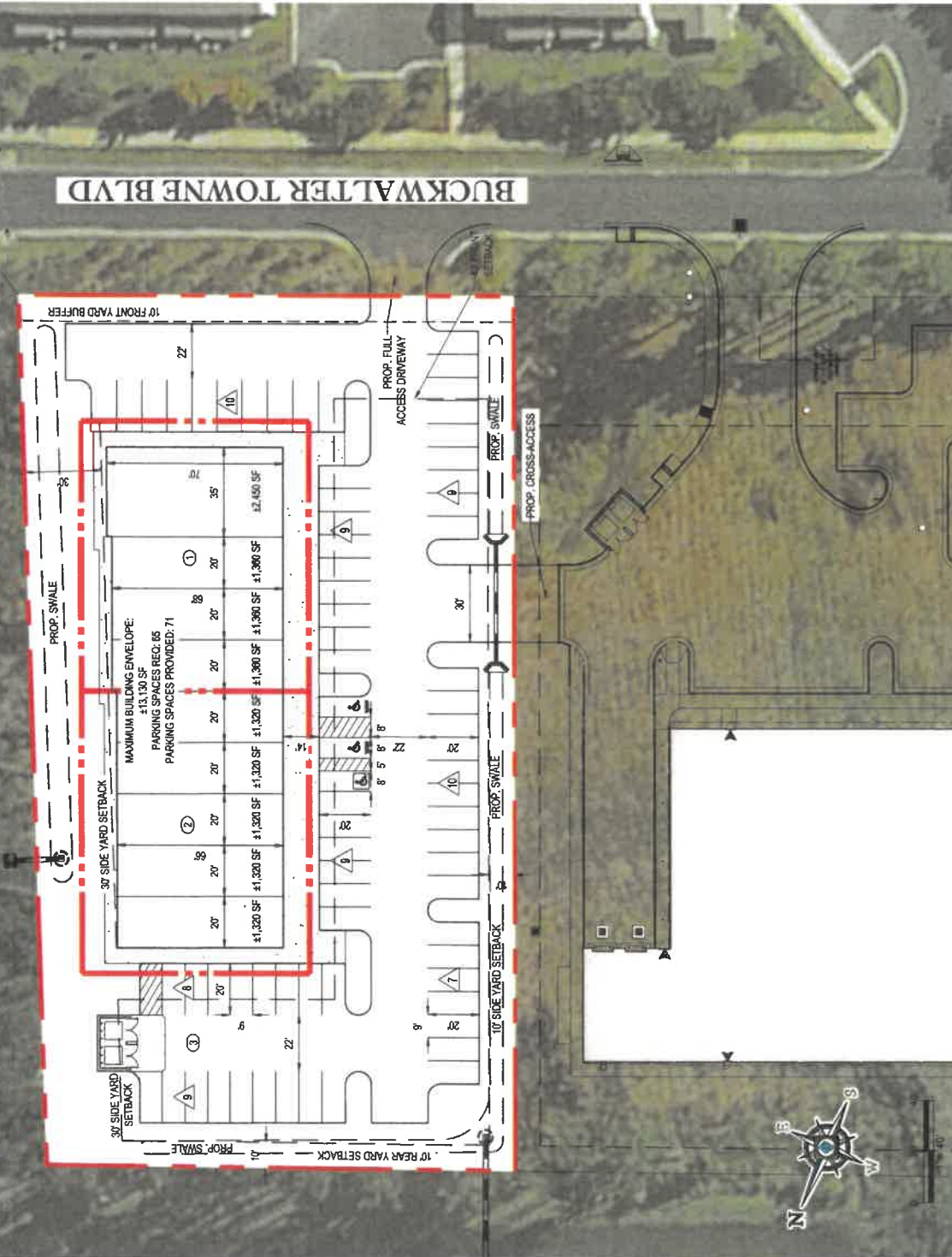
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GOOGLE MAPS

CONCEPT PLAN GENERAL NOTES

1. THIS PLAN IS BASED ON THE BEAUFORT COUNTY GIS INFORMATION AND AERIALS.
2. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY OWNER COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME REQUIREMENTS AND PROCUREMENT OF JURISDICTIONAL APPROVALS.
3. THE CONCEPT PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED TO BOHLER ENGINEERING AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON AVAILABILITY OF ADDITIONAL INFORMATION.

PRELIMINARY INFORMATION

PARCEL	
SITE AREA	1.41 AC
JURISDICTIONAL	
EXISTING ZONING	BUCKWALTER PD
PROPOSED USE	COMMERCIAL RETAIL
PROPOSED PARCELS	7
PARKING REQUIRED	10,580 ± 1 SPACE @ 200 SF = 65 SPACES
PARKING PROVIDED	71 SPACES, INCLUDING 10A SPACES (500/1000)
FRONT BUILDING SETBACK	40 FT (100 OF 80 FT RIGHT OF WAY) - 10 FT BUFFER
SIDE BUILDING SETBACK (ADJACENT TO ESSENTIAL)	20 FT
SIDE BUILDING SETBACK (ADJACENT TO NON-RESIDENTIAL)	10 FT
SIDE BUILDING SETBACK (COMMON WALL)	0 FT
REQUIRED OPEN SPACE	15% (COMPLIANT)



BUCKWALTER VILLAGE SHOPPING CENTER
BUCKWALTER TOWNE BOULEVARD
BLUFFTON, SC 29910

SHEET TITLE

CONCEPTUAL SITE PLAN

SCALE	1" = 40'	DATE	11/2/16	DATE	11/2/16	PROJECT NUMBER	NCR12344
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PROJECT NAME



Memorandum

To: Tim Bennett, Assistant Town Manager for Operations
Wendy Powers, Assistant Town Manager for Planning & Growth Management

Cc: Jeff McNesby, Chris Record

From: Kim Jones, Natural Resources Manager

Date: 18 August 2008

Re: silviculture and possible buffer violation near Woodbridge

On the morning of August 18, 2008, at the Assistant Town Manager for Operations' request, a site visit was conducted at the entry drive to Woodbridge. The purpose of the inspection was to investigate a possible buffer violation due to a current silviculture operation.

The company performing the clearing for Cleland Construction had cleared a section of the parcel to the south of the Woodbridge entry drive so that no buffer remained. The area was photographed and the work crew was asked to pull back their clearing unit until further investigation of the buffer requirements could be completed.

Planning and Growth Management provided the buffer requirements within the Buckwalter Planned Unit Development (PUD). These requirements are below;

13. Setbacks and Buffers

Setbacks and buffers shall meet the minimum requirement established herein and shall apply to the perimeter of the PUD only; provided, however, that any required wetlands setbacks shall apply according to law throughout the PUD.

The entry drive into Woodbridge is within the Town of Bluffton jurisdiction (**Attachment 1** – yellow highlighted area) and thus falls under the Buckwalter PUD requirements. As the entry drive into Woodbridge is not part of the perimeter of the PUD (outside of the buffer required at its intersection with Buckwalter Parkway), there are no vegetated buffers required to the north or south of the Woodbridge entry drive. The Town can request the developer maintain as much vegetation as possible as a good neighbor measure.

Staff spoke with Beaufort County planning personnel as well to confirm that there were no additional buffer requirements according to the PUD agreement for Woodbridge. County staff confirmed there were no additional requirements.

As an additional note to this topic, continued and future silviculture is permitted within the Buckwalter area per the Development Agreement, so staff anticipates this question will resurface.

Permit allows tree harvesting near Buckwalter

BY FRANK MORRIS
BLUFFTON TODAY

Pine tree harvesting on a parcel of land along Buckwalter Drive is allowed by a silviculture permit issued to Tom Zinn, owner of the parcel south of the Woodbridge entrance and next to the Townes at Buckwalter, town planning staff said Tuesday.

No buffer of trees needs to be left standing along the parkway, according to the Buckwalter Planned Unit Development agreement, planners said, adding they've received lots of calls about the operation.

The Woodbridge subdivision is outside town limits, but the entry drive is within town limits and the town's jurisdiction, putting it under the Buckwalter PUD requirements, said Kim Jones, town natural resources manager.

The Buckwalter development agreement requires that minimum buffers and setbacks be met only along the PUD's perimeter, but any wetlands setbacks still apply, she said. "As the entry drive into Woodbridge is not part of the perimeter of the PUD (outside of the buffer required at its intersection with Buckwalter Parkway), there are no vegetation buffers required to the north or south of the Woodbridge entry drive. The town can request the developer maintain as much vegetation as possible as a good neighbor measure," Jones said. "Staff spoke with Beaufort County planning personnel as well to confirm that there were no additional buffer requirements according to the PUD agreement for Woodbridge."

County staff confirmed there were no additional requirements," he said. Town officials inspected the site for a possible buffer violation Monday.

"The company performing the clearing for Cleland Construction had cleared a section of the parcel to the south of the Woodbridge entry drive so that no buffer remained."

The area was photographed and the work crew was asked to pull back their clearing unit until further investigation of the buffer requirements could be completed," Jones said in a news release.

Chris Record, town planner, said owners of development sites have also recently applied for silviculture permits, including the Kent Estates site on S.C. 170. The permits allow harvesting of pine but not hardwoods.