

Consideration of Approval of an Initial Master Plan for Parcel B-1 within the Buckwalter Planned Unit Development

**Presentation to Town Council
September 12, 2023
Department of Growth Management
Kevin P. Icard, AICP**



Location Map



Parcel B-1 – Initial Master Plan

Town Council

Aerial Location Map



Cypress Ridge

Lawton Station

Subject Property



Parcel B-1 – Initial Master Plan

Town Council

Introduction & Background

- The Applicant, Brian Witmer of Witmer Jones Keefer, Ltd, on behalf of Millstone Ventures, LLC, and with the approval of the property owner, Parcel 8A, LLC, is requesting approval for an Initial Master Plan. The subject property is within the Buckwalter Planned Unit Development.
- This initial master plan application request was previously submitted as a master plan amendment application requesting to amend the Buckwalter Crossroads Master Plan. On May 24, 2023, the planning commission recommended approval of the request subject to conditions. The request was subsequently withdrawn prior to proceeding to town council for consideration.
- The subject property is within the Buckwalter Commons Land Use Tract of the Buckwalter Planned Unit Development. Allowed land uses within this land use tract include neighborhood and general commercial uses, and single-family and multi-family residential uses.

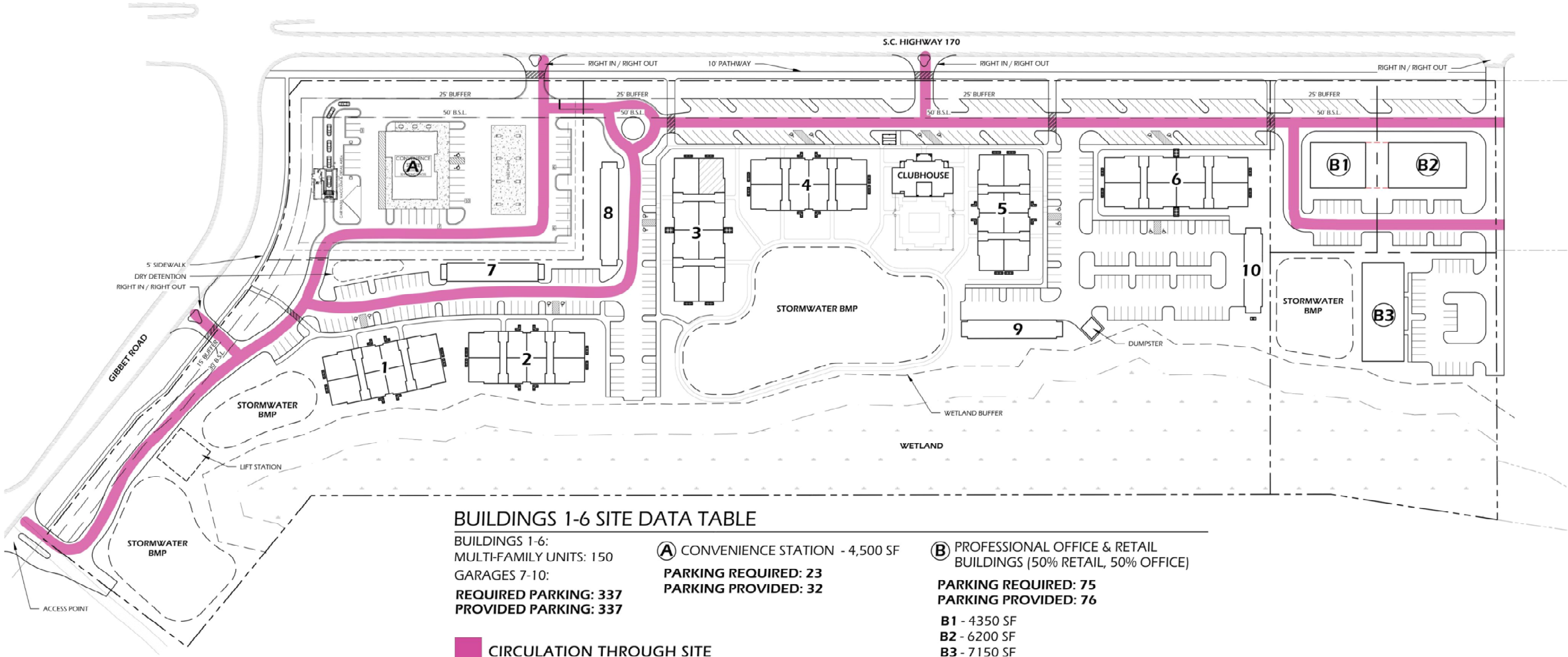


Introduction & Background (cont.)

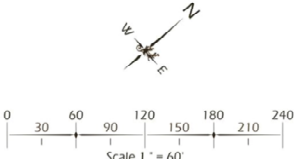
- The Initial Master Plan consists of 21.92 acres that will include 16.02 acres of residential development and 5.9 acres of commercial development.
- The plan provides interconnectivity between the uses and northward into the adjacent properties located within the Buckwalter Crossroads Master Plan.
- All proposed development is subject to full review and approval at time of development plan submittal.
- The subject property is within the Highway Corridor Overlay District and will require a Certificate of Appropriateness reviewing landscaping, lighting and architecture at time of development plan submittal.
- The subject property shall conform to the requirements and recommendations of the Beaufort County CONNECTS 2021 Bicycle and Pedestrian Plan at time of development plan submittal.



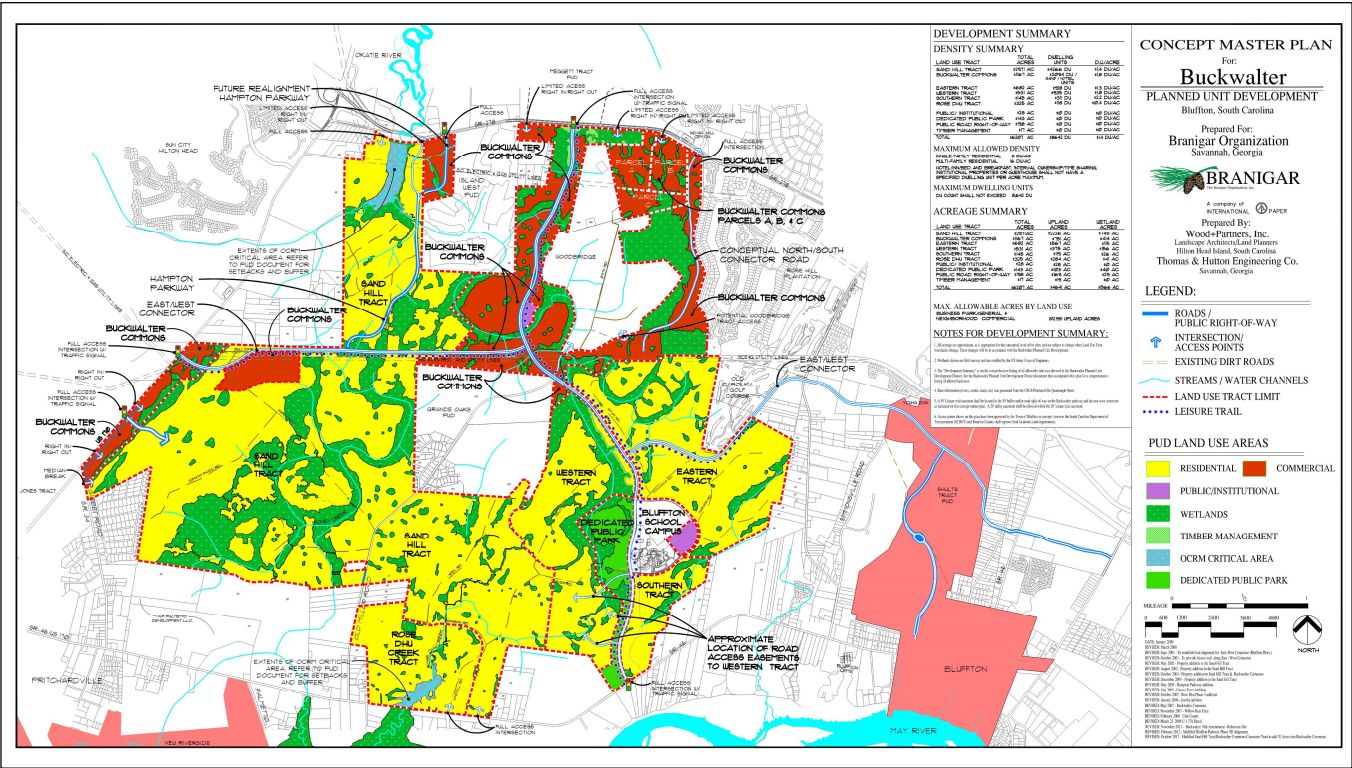
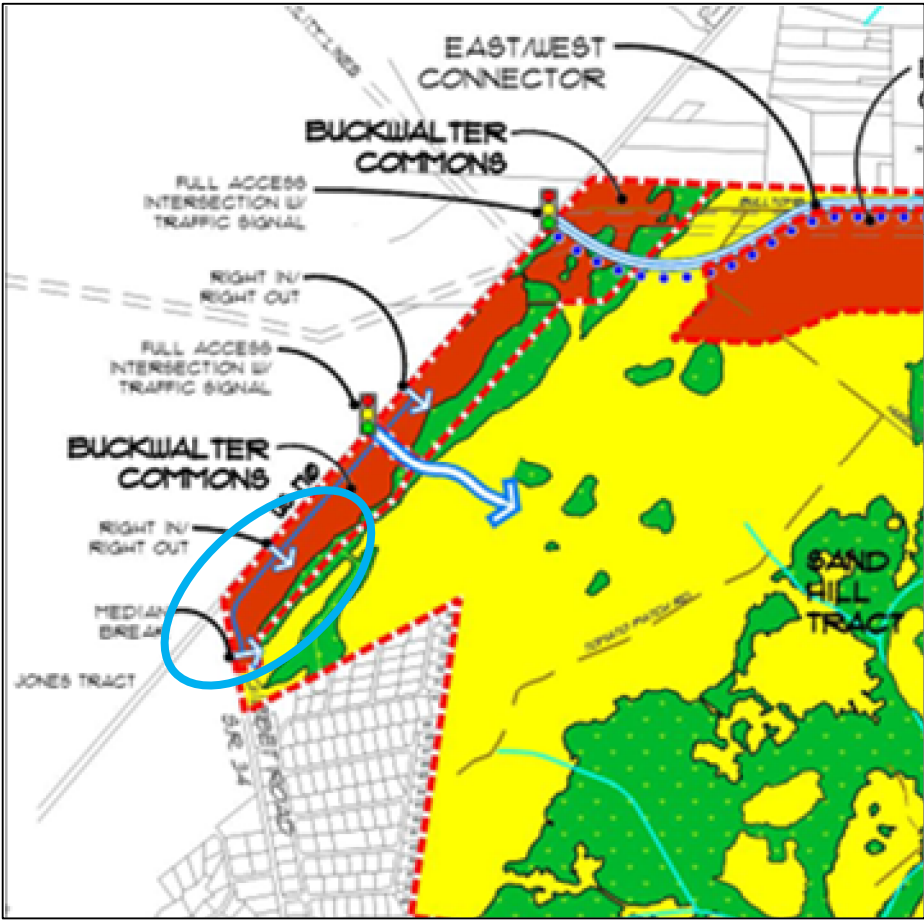
Initial Master Plan Layout



TOTAL SITE AREA: 21.922 AC
TOTAL IMPERVIOUS AREA: 24 %
TOTAL PERVIOUS AREA: 76 %



Buckwalter PUD Concept Master Plan



Parcel B-1 – Initial Master Plan

Town Council

Planning Commission Recommendation

On July 26, 2023, the Town of Bluffton Planning Commission recommended conditional approval to Town Council for the Parcel B-1 Initial Master Plan subject to the following conditions:

1. A statement shall be placed on the initial master plan declaring that all development within the master plan shall conform to the requirements and recommendations of the Beaufort County CONNECTS 2021 Bicycle and Pedestrian Plan.
2. Whether located on- or off-site, it shall be the responsibility of developers to install a 10-foot-wide bicycle and pedestrian path along SC Highway 170 frontage consistent with the requirements and recommendations of the Beaufort County CONNECTS 2021 Bicycle and Pedestrian Plan in conjunction with individual site development within the Parcel B-1 Initial Master plan.
3. Site layouts for all parcels are subject to full Town review and approval at time of development plan submittal.



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	✓	December 1, 2022
Step 2. Application Check-In Meeting	✓	January 24, 2023
Step 3. Review by Development Review Committee	✓	June 28, 2023
Step 4. Planning Commission Recommendation	✓	July 26, 2023
Step 5. Town Council Consideration for Master Plan Amendment approval	✓	September 12, 2023



QUESTIONS



Suggested Motion

Recommendation of Approval of an Initial Master Plan for Parcel B-1 Consisting of 21.92 acres located at the northeast corner of the intersection of SC Highway 170 and Gibbet Road and zoned Buckwalter Planned Unit Development.

*“I move to [**Conditionally Approve**] the Initial Master Plan for Parcel B-1 Consisting of 21.92 acres located at the northeast corner of the intersection of SC Highway 170 and Gibbet Road and zoned Buckwalter Planned Unit Development subject to the following conditions:*

- 1. A statement shall be placed on the initial master plan declaring that all development within the master plan shall conform to the requirements and recommendations of the Beaufort County CONNECTS 2021 Bicycle and Pedestrian Plan.*
- 2. Whether located on- or off-site, it shall be the responsibility of developers to install a 10-foot-wide bicycle and pedestrian path along SC Highway 170 frontage consistent with the requirements and recommendations of the Beaufort County CONNECTS 2021 Bicycle and Pedestrian Plan in conjunction with individual site development within the Parcel B-1 Initial Master plan.*
- 3. Site layouts for all parcels are subject to full Town review and approval at time of development plan submittal.*

