



PLAN REVIEW COMMENTS FOR MP-01-25-019524

Town of Bluffton
 Department of Growth Management
 20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910
 Telephone 843-706-4522

Plan Type:	NA	Apply Date:	01/03/2025
Plan Status:	Active	Plan Address:	
Case Manager:	Dan Frazier	Plan PIN #:	R610 029 000 2487 0000
Plan Description:	<p>A request by Jake Reed of University Investments, LLC, for approval of an Initial Master Plan application. The project will be developed in accordance with the standards set forth in the Buckwalter PUD Concept Plan and exact locations of buildings, roads, open space, and associated infrastructure may vary at the time of Development Permit applications based on market conditions and environmental constraints. The property is zoned Buckwalter PUD and consists of approximately 114.55 acres identified by tax map numbers R610 029 000 0611 0000, R610 029 000 2343 0000, R610 029 000 2344 0000, R600 029 000 2410 0000, R600 029 000 2487 0000, R600 029 000 0014 0000, and R600 029 000 2484 0000 and located at the northwest corner of the intersection of Buckwalter Parkway and Bluffton Parkway. STATUS: This Initial Master Plan application will be heard at the February 12, 2025 Development Review Committee meeting.</p>		

Development Review Committee

Submission #: 1 Received: 02/05/2025 Completed: 02/07/2025

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
Planning Review - Principal	02/06/2025	Dan Frazier	Revisions Required

Comments:

- Additional Staff Comments may be provided at the Development Review Committee meeting and upon review of resubmittal documents.
- Does the proposed master plan propose any residential units?
- Verify the ownership of all parcels associated with this master plan application, including Parcel R600 029 000 2486 0000. If this parcel, (containing the existing cell tower), a property owner signature is required on the application.
- Replace "Buckwalter PUD" with "Buckwalter PUD Development Agreement and all subsequent amendments" in the Master Plan Project Narrative Section II (Existing Conditions) Paragraph two.
- Applicable encroachment permits will be required prior to approval of development plans submitted under this master plan.
- Adherence to applicable Bluffton Parkway and Buckwalter Parkway Access Management Plans, as amended, shall be required prior to approval of development plans submitted under this master plan.
- Master Plan Project Narrative Section III states "The exact location of roads, lagoons, open spaces, buildings, parking, recreational amenities, and other elements may vary at the time of Development Permit Applications". Note that the Conceptual Plan submitted as Exhibit M will be included as a part of the Master Plan approval. Development Permit Applications that substantially deviate from the Conceptual Plan, as determined by the UDO Administrator, may warrant a minor or major amendment to the Master Plan.
- Regarding Master Plan Project Narrative Section III.B. (Site Design and Development Standards) Paragraph Two, add a note that "modifications to the DSO Section 5.8.9 apply and any proposed change to the site could trigger a minor or major amendment to the Master Plan".
- Regarding Master Plan Project Narrative Section III.B. (Site Design and Development Standards) Paragraph Three, add a note that "the allowed uses for the Grande Oaks Commons Land Use Tract are outlined in the Use Table attached to the Thirteenth Amendment to the Buckwalter PUD Development Agreement".
- Regarding Master Plan Project Narrative Section III.C. (Preliminary Drainage), note that all development that includes 5,000 or more square feet of land disturbance is subject to the Town of Bluffton Unified Development Ordinance Section 5.10 Stormwater.
- Regarding Master Plan Project Narrative Section III.E. (Proposed Street - Conceptual Plan), note that the Developer is required to make the necessary improvements to Innovation Drive and take over ownership and maintenance responsibilities.
- Regarding Master Plan Project Narrative Section III.F. (Ownership and Maintenance of Common Areas and Utilities), note that wetlands as part of the Grande Oaks Commons Land Use Tract shall be placed in a Conservation Easement.
- Master Plan Project Narrative Section III.G. (Conceptual Plan Example) needs to be revised to be consistent with Comment #7 above.

Planning Commission Review	02/07/2025	Angie Castrillon	Approved with Conditions
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Comments:

Additional comments may be provided at time of Development Review Committee meeting.

Beaufort Jasper Water and Sewer Review	02/06/2025	Matthew Michaels	Approved
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Building Safety Review	02/06/2025	Marcus Noe	Approved
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Fire Department Review	02/06/2025	Dan Wiltse	Approved
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Planning Review - Address	02/06/2025	Diego Farias	Approved
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Police Department Review	02/06/2025	Bill Bonhag	Approved
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Transportation Department Review	02/06/2025	Mark Maxwell	Approved
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Watershed Management Review DRC	02/07/2025	Samantha Crotty	Approved
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Plan Review Case Notes:



February 26, 2025

Mr. Dan Frazier
Town of Bluffton
20 Bridge Street
Bluffton, South Carolina 29910

Re: University Investments – Initial Master Plan
Parkway Corners
Bluffton, South Carolina
J#25312.0016
Response to Comments

Dear Mr. Frazier,

On behalf of our client, University Investments, LLC, please accept the following in response to comments received from your office, February 7, 2025. We offer the following responses (*in bold italics*):

Planning Commission Review

1. Additional Staff Comments may be provided at the Development Review Committee meeting and upon review of resubmittal documents.
Response: Noted
2. Does the proposed master plan propose any residential units?
Response: Yes, the proposed master plans reserves the right for residential units.
3. Verify the ownership of all parcels associated with this master plan application, including Parcel R600 029 000 2486 0000. If this parcel, (containing the existing cell tower), a property owner signature is required on the application.
Response: This parcel is not included in this master plan.
4. Replace "Buckwalter PUD" with "Buckwalter PUD Development Agreement and all subsequent amendments" in the Master Plan Project Narrative Section II (Existing Conditions) Paragraph two.
Response: Narrative has been updated
5. Applicable encroachment permits will be required prior to approval of development plans submitted under this master plan.
Response: Noted
6. Adherence to applicable Bluffton Parkway and Buckwalter Parkway Access Management Plans, as amended, shall be required prior to approval of development plans submitted under this master plan.
Response: Noted, however the Buckwalter PUD and DA were executed prior

to the adoption of the Access Management Plan and we cannot commit to any future requirements that may be based upon future approvals. We can commit to the current published requirements of the Access Management Plans.

7. Master Plan Project Narrative Section III states "The exact location of roads, lagoons, open spaces, buildings, parking, recreational amenities, and other elements may vary at the time of Development Permit Applications". Note that the Conceptual Plan submitted as Exhibit M will be included as a part of the Master Plan approval. Development Permit Applications that substantially deviate from the Conceptual Plan, as determined by the UDO Administrator, may warrant a minor or major amendment to the Master Plan.
Response: The purpose of Exhibit M was to provide an example of a layout that could potentially work for this master planned area at the request of staff. The IMP text explained that this was conceptual and only an example of a possible layout. Exhibit A was what the developer would be held to when determining if a major or minor modification was necessary. Exhibit M, and all references to it, has been removed from our submission to avoid confusion. Exhibit A has been updated to provide more detail on the land uses.
8. Regarding Master Plan Project Narrative Section III.B. (Site Design and Development Standards) Paragraph Two, add a note that "modifications to the DSO Section 5.8.9 apply and any proposed change to the site could trigger a minor or major amendment to the Master Plan".
Response: The Site Design and Development Standards set forth in the Buckwalter PUD will be adhered to.
9. Regarding Master Plan Project Narrative Section III.B. (Site Design and Development Standards) Paragraph Three , add a note that "the allowed uses for the Grande Oaks Commons Land Use Tract are outlined in the Use Table attached to the Thirteenth Amendment to the Buckwalter PUD Development Agreement".
Response: Note has been added
10. Regarding Master Plan Project Narrative Section III.C. (Preliminary Drainage), note that all development that includes 5,000 or more square feet of land disturbance is subject to the Town of Bluffton Unified Development Ordinance Section 5.10 Stormwater.
Response: The stormwater requirements outlined in the Buckwalter PUD will be adhered to.
11. Regarding Master Plan Project Narrative Section III.E. (Proposed Street - Conceptual Plan), note that the Developer is required to make the necessary improvements to Innovation Drive and take over ownership and maintenance responsibilities.
Response: Innovation Drive is currently owned by the Town of Bluffton.

University Investments has previously agreed to make improvements to Innovation Drive. Details concerning ownership, design, permitting, construction and maintenance require further discussion.

12. Regarding Master Plan Project Narrative Section III.F. (Ownership and Maintenance of Common Areas and Utilities), note that wetlands as part of the Grande Oaks Commons Land Use Tract shall be placed in a Conservation Easement.

Response: Statement has been added to note that the Master Plan shall adhere to the required wetland restrictions and commercial limitations as referenced in the 13th Amendment to the Development Agreement.

13. Master Plan Project Narrative Section III.G. (Conceptual Plan Example) needs to be revised to be consistent with Comment #7 above.

Response: This section has been removed, see response to comment #7 above.

We thank you for your attention to this project and look forward to receiving your approval. Please feel free to contact our office with any questions.

Sincerely,

THOMAS & HUTTON



Kathryn C. Oppenheimer P.E.
Project Manager

KCO/wr