

PLANNING COMMISSION

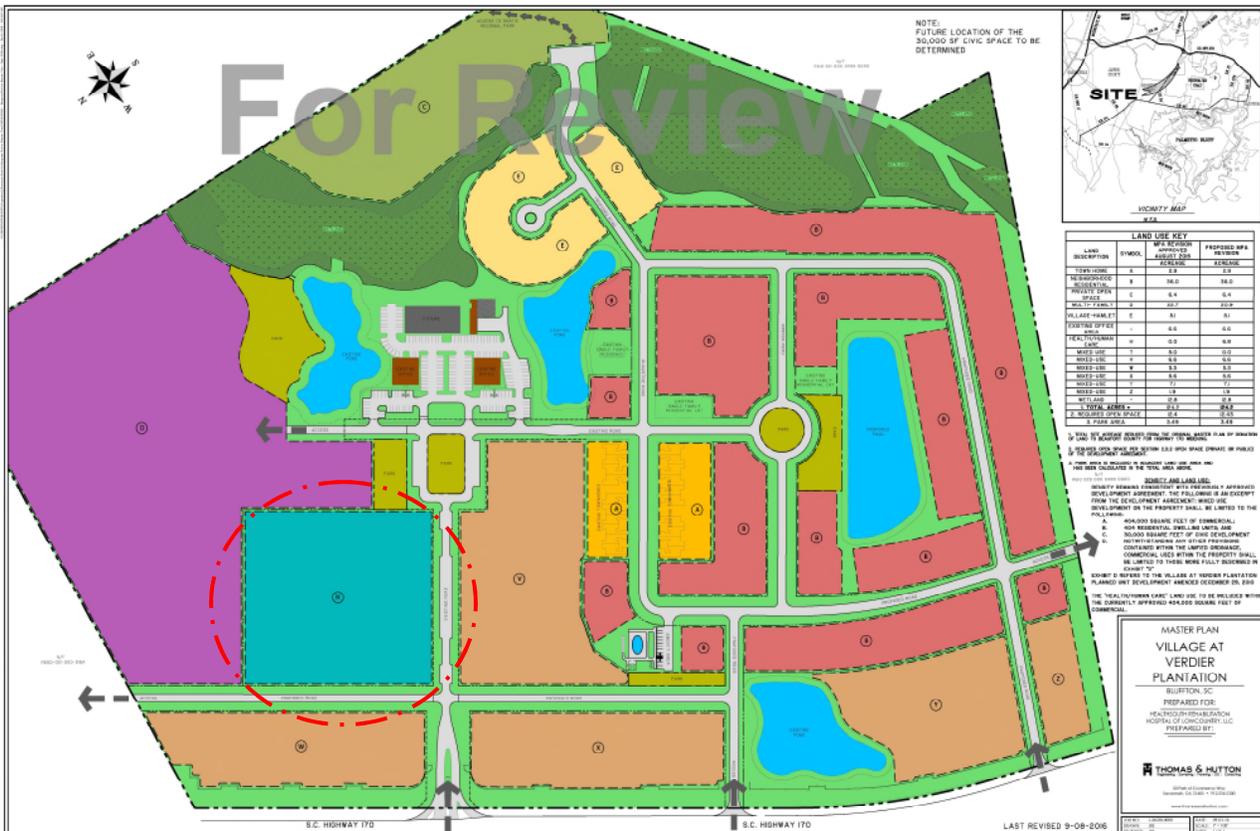
STAFF REPORT
Department of Growth Management



MEETING DATE:	November 16, 2016
PROJECT:	Amendment to the Approved Master Plan for Village at Verdier and add Health/Human Care as an allowed use
PROJECT MANAGER:	Kevin P. Icard, AICP, Planning and Community Development Manager, Growth Management Department

REQUEST: HealthSouth Rehabilitation Hospital of the Lowcountry, LLC requests that the Planning Commission recommend approval of the following application:

INTRODUCTION: HealthSouth Rehabilitation Hospital of the Lowcountry, LLC is requesting an amendment to the current Initial Master Plan for the Village at Verdier PUD requesting the approval in order to add a new Land Use, "Health / Human Care" as defined in Section 9.4.6 of the Unified Development Ordinance.



BACKGROUND:
The applicant, HealthSouth, has a contract to purchase approximately 6.8 acres of the 125.32 acres that make up the Village at Verdier (now known as "Seagrass Station").

HealthSouth proposes to construct a 46,000 square foot – 38 bed rehabilitation hospital together with associated water, sewer and stormwater infrastructure and systems. Within three (3) years of opening, it is expected that the facility will employ approximately 74 clinical full-time employees and 32 non-clinical employees. Along with the amendment to the Master Plan, the applicant has submitted an amendment to the PUD text to create a new Planning Area called "Health/Human Care" which will have multiple uses that would be allowed. This planning area is consistent with the Health / Human Care classification that is defined in Section 9.4.6 of the Unified Development Ordinance.

The property is currently vacant land. Portions of the Village at Verdier PUD have been developed. There are existing paved roads, some utility infrastructure and developed and partially developed residential and commercial areas. The zoning district for the Property is PUD and it is located adjacent to and accessed by Seagrass Station Road, a private paved road within the Village at Verdier PUD with access directly to South Carolina Highway 170.

There is an existing entry road from Hwy 170 and the internal roadway network includes two future connections to Hwy 170, through future commercial areas, as previously approved. Access points to the PUD are consistent with the previously approved plan. The revised master plan includes provisions for open space and park area. Park areas have been relocated from the previous plan. Areas designated as park are equal to park areas in the previously approved amendment. Programming for park spaces will be address at the time of development permit submittal for each land use area. The currently proposed amendment considers inclusion of existing facilities such as roads, stormwater, water, and sanitary sewer systems, and reconfiguration of existing infrastructure is not necessary. Roadways and drainage will be owned and maintained by the community association. Water and sewer infrastructure will ultimately be owned and operated by BJWSA.

DEVELOPMENT SCHEDULE

The following is a proposed schedule of development for the master planned area being developed by HealthSouth. The construction of the hospital, area "H", will be completed as a single phase.

Phase	Unit Type	Number of Beds	Development Year
1	Hospital	38	2016/2017

LAND USE KEY			
LAND DESCRIPTION	SYMBOL	MPA REVISION APPROVED AUGUST 2015	PROPOSED MPA REVISION
		ACREAGE	ACREAGE
TOWN HOME	A	2.9	2.9
NEIGHBORHOOD RESIDENTIAL	B	36.0	36.0
PRIVATE OPEN SPACE	C	6.4	6.4
MULTI-FAMILY	D	22.7	20.9
VILLAGE-HAMLET	E	5.1	5.1
EXISTING OFFICE AREA	-	6.6	6.6
HEALTH/HUMAN CARE	H	0.0	6.8
MIXED USE	T	5.0	0.0
MIXED-USE	V	6.6	6.6
MIXED-USE	W	5.5	5.5
MIXED-USE	X	5.6	5.6
MIXED-USE	Y	7.1	7.1
MIXED-USE	Z	1.9	1.9
WETLAND	-	12.8	12.8
1. TOTAL ACRES =		124.2	124.2
2. REQUIRED OPEN SPACE		12.4	12.43
3. PARK AREA		3.49	3.49

1. TOTAL SITE ACREAGE REDUCED FROM THE ORIGINAL MASTER PLAN BY DONATION OF LAND TO BEAUFORT COUNTY FOR HIGHWAY 170 WIDENING.

2. REQUIRED OPEN SPACE PER SECTION 2.D.2 OPEN SPACE (PRIVATE OR PUBLIC) OF THE DEVELOPMENT AGREEMENT.

3. PARK AREA IS INCLUDED IN ADJACENT LAND USE AREA AND HAS BEEN CALCULATED IN THE TOTAL AREA ABOVE.

The proposed amendment is shifting approximately 5 acres from Mixed-Use area “T” & approximately 1.8 acres from Multi-Family area “D” to create the 6.8 acre area to be designated as “H” for Health/Human Care.

The 46,000 square feet necessary for the building will be accounted for in the overall allowed square footage for the development, which is 404,000 square feet.

REVIEW CRITERIA & ANALYSIS: The Planning Commission is required to consider the criteria set forth in Section 3.9.3 of the Unified Development Ordinance in assessing an application for a Master Plan Amendment. These criteria are provided below followed by a Staff Finding(s).

1. Section 3.9.3.A. Promotion of and consistency with the land use goals, environmental objectives and overall intent of the policies within the Comprehensive Plan.

Finding. The application is consistent with the Comprehensive Plan.

This criteria is consistent with the criteria set forth for the PUD Text Amendment associated with this project (ZONE-09-16-10146).

Population Vision. The Population Vision of the Comprehensive Plan acknowledges and accepts the Town's diverse population and strives to offer a high quality of life for all residents, visitors and workers. The proposed amendment is consistent with this goal by providing additional medical and healthcare services to support the existing and future population of Bluffton. In addition, the project proposes the construction of a facility that will employ, within three (3) years of opening up to 74 clinical and 36 non-clinical, for a total of 106 full-time employment opportunities for residents in Bluffton and the surrounding area.

Economic Development Vision. The Economic Development Vision of the Comprehensive Plan instructs the Town to strive to create a vital, diverse and sustainable local economy that enhances Bluffton's community resources:

human, natural and economic. The Applicant's proposed additional use category provides the opportunity for an economically viable development and use on the Property by a successful national leader in the healthcare industry which Section 6 of the Comprehensive Plan identifies a targeted industry.

Community Facilities Vision. The Community Facilities Vision of the Comprehensive Plan encourages the Town to provide efficient and reliable facilities and services for the residents and visitors of the Town of Bluffton and to meet level of service standards to ensure a high quality of life. This Application supports the Community Facilities Vision as facilitates the opportunity for development of a successful business enterprise with employment opportunities for skilled and unskilled workers which serve to enhance the Town's human, natural and economic resources and contributes to a stable tax base. It also adds the opportunity for expanded healthcare services to residents and visitors of the Town without adding additional unplanned burdens on these community facilities.

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

Finding. This provision will be consistent with the intent of the proposed amendment to the PUD text.

The Village at Verdier was designed to be a mixed-use development, which includes residential, commercial, and civic uses. The use category of Health / Human Care is consistent with natural development of this project. The proposed use will provide a service for the Town of Bluffton and surrounding area.

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

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

The proposed change to the Master Plan will not affect the overall allowed square footage for the development (404,000 SF).

4. Section 3.9.3.D. 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 proposed change in use does not provide for increased density rather it uses existing, available and unused density in an existing PUD. Moreover it does not require new or expanded access points and has essentially direct access to the South Carolina Highway 170 ("SC 170") which is a designated principal arterial intended to move traffic in high volumes. The additional use category proposed by the Applicant has no negative impact on the Town's transportation system, and is consistent with the Transportation Vision of the Comprehensive Plan.

5. **Section 3.9.3.E. 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 and has previously provided an analysis and mitigation measures on the impact on transportation, utilities, and community services with the Village at Verdier Development Agreement and Concept Plan.

The proposed Project is in an existing PUD where much of the infrastructure including roadways, sanitary sewer, solid waste, drainage, potable water, electricity, telephone and cable, is already in place. The Applicant's proposed additional use category supports and is consistent with the Community Facilities Vision of the Comprehensive Plan.

6. **Section 3.9.3.F. 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 applicant has found a parcel of land that is suitable to their needs. The Village of Verdier has a majority of the infrastructure in place that will be used by the applicant. This is enhancing the Town's health, safety and welfare by utilizing land that has already been graded and prepared for development verses the need to develop new lands that would impact the environment.

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

Finding. The property is able to sufficiently accommodate the proposed development.

The Property is located in the Village at Verdier PUD which provides for a variety of residential, civic, commercial and mixed uses. The additional uses complement those various uses by providing health and human care services to the residents and guests of the PUD. Furthermore, to the west of the Village at Verdier PUD is the Sun City Community and while not within the Town. Sun City is a very large age restricted residential community whose citizens will also be able to take advantage of the proposed new use in the Village at Verdier.

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

Finding. The application is in conformance with adopted or accepted plans, policies, and practices of the Town.

The Comprehensive Plan recognizes that the provision of first class health care and medical services and facilities has contributed to the Town's economic success and the healthcare industry is the first of the three identified targets industries." The Applicant's proposed additional use category provides the opportunity for an economically viable development and use on the Property by a successful national leader in the healthcare industry which Section 6 of the Comprehensive Plan identifies a targeted industry.

TOWN STAFF RECOMMENDATION: Town Staff finds that the requirements of Section 3.9.3 of the Unified Development Ordinance are met and recommends that the Planning Commission provide a recommendation of approval to Town Council for the Village at Verdier Master Plan Amendment.

NEXT STEPS: Forward recommendation to Town Council:

Master Plan Amendment Procedure	Step Completed	Date Completed
Step 1. Pre-Application Meeting	✓	August 25, 2016
Step 2. Application Check-In Meeting	✓	September 23, 2016
Step 3. Review by UDO Administrator	✓	September 23, 2016
Step 4. Planning Commission Public Hearing and Recommendation	✓	November 16, 2016
Step 5. Town Council 1 st Reading (January 10, 2017 Tentative)		

ATTACHMENTS:

1. Application
2. Proposed Master Plan



**TOWN OF BLUFFTON
PLANNED UNIT DEVELOPMENT (PUD)
MASTER PLAN APPLICATION**

Gr... Management Customer Service Center
20 Bridge Street
Bluffton, SC 29910
(843)706-4522
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

RECEIVED
SFP 23 2016

BY: _____

Applicant		Property Owner	
Name: HealthSouth Rehabilitation Hospital of Lowcountry		Name: Security Bank of Kansas City	
Phone: 205.970.7850		Phone: 913.281.3165	
Mailing Address: 3660 Grandview Parkway, Suite 200 Birmingham, AL 35243		Mailing Address: PO Box 171297 Kansas City, KS 66101	
E-mail: Elizabeth.Mann@healthsouth.com		E-mail:	
Town Business License # (if applicable):			
Project Information			
Project Name: HealthSouth Rehabilitation Hospital		<input type="checkbox"/> New	<input checked="" type="checkbox"/> Amendment
Project Location: Seagrass Station (f/Village of Verdier)		Acreage: 125	
PUD Name: Village of Verdier Plantation			
Tax Map Number(s): 610 021 0520 0000 610 021 0649 0000			
Project Description: Amendment of approx. 5.9 ac. within current IMP. Interior layout revision for area "T". Request is for Area "T" to be removed and area "H" to be added for Health/Human Care land use.			
Minimum Requirements for Submittal			
<input checked="" type="checkbox"/> 1. Two (2) full sized copies and digital files of the Master Plan. <input checked="" type="checkbox"/> 2. Project Narrative and digital file describing reason for application and compliance with the criteria in Article 3 of the UDO. <input checked="" type="checkbox"/> 3. All Information required on the attached Application Checklist. <input checked="" type="checkbox"/> 4. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.			
Note: A Pre-Application Meeting is required prior to Application submittal.			
Disclaimer: The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.			
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.			
Property Owner Signature: _____, Mark S. Berglind, Esq., Attorneys for Property Owner		Date: September 22, 2016	
Applicant Signature: _____, Walter J. Nester, III, Attorney for Applicant		Date: September 22, 2016	
For Office Use			
Application Number: PD.02.09.170		Date Received: 9/23/16	
Received By: _____		Date Approved: _____	



**TOWN OF BLUFFTON
PLANNED UNIT DEVELOPMENT (PUD)
MASTER PLAN APPLICATION**

Gr... Management Customer Service Center
20 Bridge Street
Bluffton, SC 29910
(843)706-4522
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant		Property Owner	
Name: HealthSouth Rehabilitation Hospital of Lowcountry		Name: Security Bank of Kansas City	
Phone: 205.970.7850		Phone: 913.281.3165	
Mailing Address: 3660 Grandview Parkway, Suite 200 Birmingham, AL 35243		Mailing Address: PO Box 171297 Kansas City, KS 66101	
E-mail: Elizabeth.Mann@healthsouth.com		E-mail:	
Town Business License # (if applicable):			
Project Information			
Project Name: HealthSouth Rehabilitation Hospital		<input type="checkbox"/> New	<input checked="" type="checkbox"/> Amendment
Project Location: Seagrass Station (f/Village of Verdier)		Acreage: 125	
PUD Name: Village of Verdier Plantation			
Tax Map Number(s): 610 021 0520 0000 610 021 0649 0000			
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Note: A Pre-Application Meeting is required prior to Application submittal.			
Disclaimer: The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.			
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.			
Property Owner Signature: <i>Mark Berglind</i> , Mark S. Berglind, Esq., Attorneys for Property Owner		Date: September 22, 2016	
Applicant Signature:		Date:	
For Office Use			
Application Number:		Date Received:	
Received By:		Date Approved:	



**TOWN OF BLUFFTON
PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN APPLICATION
PROCESS NARRATIVE**

The following Process Narrative is intended to provide Applicants with an understanding of the respective application process, procedures and Unified Development Ordinance (UDO) requirements for obtaining application approval in the Town of Bluffton. While intended to explain the process, it is not intended to repeal, eliminate or otherwise limit any requirements, regulations or provisions of the Town of Bluffton's UDO. Compliance with these procedures will minimize delays and assure expeditious application review.

Step 1. Pre-Application Meeting	Applicant & Staff
Prior to the filing of a Planned Unit Development (PUD) Master Plan Application, the Applicant is required to consult with the UDO Administrator at a Pre-Application Meeting for comments and advice on the appropriate application process and the required procedures, specifications, and applicable standards required by the UDO.	
Step 2. Application Check-In Meeting	Applicant & Staff
Upon receiving input from Staff at the Pre-Application Meeting, the Applicant may submit the PUD Master Plan Application and required submittal materials during a mandatory Application Check-In Meeting where the UDO Administrator will review the submission for completeness.	
Step 3. Review by UDO Administrator & Development Review Committee	Staff
If the UDO Administrator determines that the PUD Master Plan Application is complete, it shall be forwarded to the Development Review Committee (DRC). The DRC shall review the application and prepare written comments for review with the Applicant.	
Step 4. Development Review Committee Meeting	Applicant & Staff
A public meeting shall be held with the Applicant to review the DRC Staff Report and discuss the application. The Applicant will be directed to address any comments, if any, and resubmit the application materials. The application shall be forwarded to the Planning Commission (PC).	
Step 5. Planning Commission Meeting	Applicant, Staff & Planning Commission
The PC shall review the PUD Master Plan Application for compliance with the criteria and provisions in the UDO. The PC may recommend that Town Council approve, approve with conditions, or deny the application.	
Step 6. Town Council Meeting	Applicant, Staff & Town Council
Town Council shall review the PUD Master Plan Application for compliance with the criteria and provisions in the UDO. Town Council may approve, approve with conditions, table, or deny the application.	
Step 7. PUD Master Plan Approval	Staff
If Town Council approves the PUD Master Plan Application, the UDO Administrator shall issue an approval letter to the Applicant.	



**TOWN OF BLUFFTON
MASTER PLAN
APPLICATION CHECKLIST**

In accordance with the Town of Bluffton Unified Development Ordinance (UDO), the following information shall be included as part of a Master Plan application submitted for review. Depending on the proposal, the amount and type of documentation will vary. This checklist is intended to assist in the provision of the minimum documentation necessary to demonstrate compliance with the UDO. Upon review of the submitted application by Town Staff, additional information may be required. The use of this checklist by Town Staff or the Applicant shall not constitute a waiver of any requirement contained in the UDO. Applicants are encouraged to work closely with Town Staff in preparing any application prior to submittal.

NOTE: Depending on the activities proposed, Master Plan documentation will vary. At minimum, each plan must contain the General Information and Site & Existing Conditions Documentation in addition to information required for the other specific activities listed below, as applicable. Please contact Town Staff for questions and additional information.

General Information.

1. Name and address of property owner(s) and applicant. APPLICATION
2. If the applicant is not the property owner, a letter of agency from the property owner authorizing the applicant to act on behalf of the property owner. ENCLOSED
3. Project name and/or name of development. APPLICATION
4. A detailed narrative describing the existing site conditions and uses, proposed development, proposed uses and activities that will be conducted on the site, statement of conformance with the UDO, description of any energy conservation or green technologies proposed on the site, the maintenance responsibility of any common or public areas, and publically dedicated improvements to be completed. PROJECT NARRATIVE
5. A listing of any past development permit approval numbers associated with the site and existing conditions placed on the development property by the Town of Bluffton through past approvals including a detailed description of how the condition will be met. PROJECT NARRATIVE AND MASTER PLAN
6. An explanation of why any items on this checklist are not included with the application materials. ACKNOWLEDGED
7. Project name and/or name of development. APPLICATION
8. All plans must include the following: name of county; municipality; project location; parcel identification number(s); date of original design; all dates of revisions; north arrow; graphic scale; and legend identifying all symbology. APPLICATION/MASTER PLAN
9. Vicinity map. MASTER PLAN
10. Site data table to include; total acreage, pervious versus impervious cover, required and proposed open space calculations, number and area of proposed lots, residential density, number and area of each proposed structure, area of each use of the property and buildings, and required and proposed parking calculations. MASTER PLAN
11. Phasing plan if the development is proposed to be developed in phases. PROJECT NARRATIVE
12. Letters of approval, including any applicable permits, from the following agencies (as necessary for the project):
 - a) United States Army Corp of Engineers; TO BE SUBMITTED WITH DEV. PERMIT APPLICATION
 - b) South Carolina Department of Health & Environmental Control; TO BE SUBMITTED WITH DEV. PERMIT
 - c) South Carolina Department of Transportation; N/A
 - d) Beaufort County Engineering; N/A
 - e) Beaufort County EMS; TO BE SUBMITTED WITH DEV. PERMIT APPLICATION
 - f) Beaufort County School District; N/A
 - g) Bluffton Township Fire District; TO BE SUBMITTED WITH DEV. PERMIT APPLICATION
 - h) Beaufort Jasper Water Sewer Authority; TO BE SUBMITTED WITH DEV. PERMIT APPLICATION
 - i) Town of Bluffton; TO BE SUBMITTED WITH DEV. PERMIT APPLICATION
 - j) Electric Provider; ENCLOSED
 - k) Natural Gas provider; and ENCLOSED
 - l) Cable, telephone, and data provider. ENCLOSED

Site and Existing Conditions Documentation.

1. Comprehensive color photograph documentation of site and existing conditions. If digital, images should be at a minimum of 300 dpi resolution. ENCLOSED



**TOWN OF BLUFFTON
MASTER PLAN
APPLICATION CHECKLIST**

NOTE: Depending on the activities proposed, Master Plan documentation will vary. At minimum, each plan must contain the General Information and Site & Existing Conditions Documentation in addition to information required for the other specific activities listed below, as applicable. Please contact Town Staff for questions and additional information.

2.	Names of the owners of contiguous parcels and an indication of adjacent existing and proposed (if known) land uses and zoning. EXISTING CONDITIONS EXHIBIT
3.	Location of municipal limits or county lines, zoning, overlay or special district boundaries, if they traverse the development property, form a part of the boundary of the development property, or are contiguous to such boundary. MASTER PLAN
4.	Location of all existing access points and intersections along both sides of any frontage or access roadway(s) within a minimum of 1,000 feet of the development property. MASTER PLAN
5.	Location, dimensions, name, and descriptions of all existing or recorded roadways, alleys, reservations, railroads, easements, or other public rights-of-way on or within 200 feet of the development property. MASTER PLAN
6.	Location, size, and type of all existing easements, rights-of-way, or utility infrastructure on or within a minimum of 200 feet of the development property. MASTER PLAN
7.	Existing topography and land cover. Contours shall be shown in intervals of 1 foot or less. EXISTING CONDITIONS
8.	Location, dimensions, area, descriptions, and flow line of existing watercourses, drainage structures, ditches, one-hundred (100) year flood elevation, OCRM critical line, wetlands or riparian corridors top of bank locations, and protected lands on the development property. EXISTING CONDITIONS EXHIBIT
9.	Location of any existing buildings, structures, parking lots, impervious areas, public and private infrastructure, or other man made objects located on the development property. EXISTING CONDITIONS EXHIBIT
10.	Boundary survey with bearings and distances of all property lines, tract/lot acreage, location of property markers, and seal of a Registered Land Surveyor, as well as a legal description of the property. N/A
11.	Location of benchmarks/primary control points or descriptions and ties to such control points to which all dimensions, angles, bearings, block numbers, and similar data shall be referred. EXISTING CONDITIONS EXHIBIT
12.	Existing deed covenants, conditions, and restrictions, including any design or architectural standards. ENCLOSED
13.	Proposed deed covenants, conditions, and restrictions, including any design or architectural standards. ENCLOSED
14.	Legal documents for proposed public dedications. N/A
Lot and Building Pattern.	
1.	Schematic block and roadway type layout and design indicating access, configuration, land use and intensity by block or portion thereof, and buffers including detailed dimensions as are necessary and appropriate to demonstrate compliance with all applicable standards and requirements. MASTER PLAN
Transportation Networks.	
1.	A map or sketch showing the general relationship of the development to the surrounding areas with existing and proposed access roadways referenced to the intersection of the nearest primary or secondary paved roadway.
2.	A Traffic Assessment. ENCLOSED MASTER PLAN
3.	A Traffic Impact Analysis (TIA), if warranted by the Traffic Assessment. ENCLOSED
4.	Proposed roadway alignment plan showing right-of-way widths with specific reference to the roadway type and design assembly. MASTER PLAN
5.	Proposed access indicating roadway names, connectivity, roadway extensions, proposed stub roads, and dead-end roadways including detailed dimensions as are necessary and appropriate to demonstrate compliance with all applicable standards and requirements. MASTER PLAN
6.	Existing and proposed non-motorized vehicle lanes, paths, sidewalks, and other facilities, including transit facilities, on and within 200 feet of the development property including detailed dimensions as are necessary and appropriate to demonstrate compliance with all applicable standards and requirements. MASTER PLAN
7.	Emergency access provisions. MASTER PLAN
8.	Phasing plan of proposed traffic mitigation measures, or approved payments in-lieu of such that will be provided to the Town of Bluffton or applicable agency. Plan must ensure adequate transportation network is in place to support development at time of construction. TRAFFIC STUDY IS ENCLOSED
Natural Resources, Tree Conservation, Planting, and Landscaping.	
1.	Location of existing tree canopy coverage including table summarizing canopy lot coverage area, lot area not covered by tree canopy, and tree canopy expressed as percentage of lot coverage.



**TOWN OF BLUFFTON
MASTER PLAN
APPLICATION CHECKLIST**

NOTE: Depending on the activities proposed, Master Plan documentation will vary. At minimum, each plan must contain the General Information and Site & Existing Conditions Documentation in addition to information required for the other specific activities listed below, as applicable. Please contact Town Staff for questions and additional information.

- 2. Location and table summarizing trees listed on America's Historic Tree Register as maintained by American Forests.
- 3. Location of groups of trees that connect to other vegetated and/or treed areas on adjacent sites helping to create or extend a wildlife or natural corridor.

Open Space Plan.

- 1. Proposed open space areas, habitat areas, types, and access trails both on and off-site.
- 2. Proposed public lands and methods of dedication and access.
- 3. Proposed ownership and method of transfer through deed restrictions, covenants, public dedication, or other method acceptable to the UDO Administrator.
- 4. Proposed use for all portions of dedicated open space.

Stormwater Management.

- 1. Description of proposed methods, and general layout of stormwater drainage, water system, sewer system and open space areas.

**SIGN AND RETURN THIS CHECKLIST WITH THE APPLICATION SUBMITTAL
ALL SUBMITTALS MUST BE COLLATED AND FOLDED TO 8-1/2" X 11"**

By signature below I certify that I have reviewed and provided the minimum submittal requirements listed above, including any additional items requested by the Town of Bluffton Staff. Any items not provided have been listed in the project narrative with an explanation as to why the required submittal item has not been provided or is not applicable. Further, I understand that failure to provide a complete, quality application or erroneous information may result in the delay of processing my application(s).

Mark Berglind
Signature of Property Owner or Authorized Agent

September 22, 2016
Date

By: Mark S. Berglind, Esq., Attorneys for Property Owner
Printed Name



September 21, 2016

Ms Heather Colin, AICP
Director of Growth Management
Town of Bluffton
20 Bridge Street
Bluffton, SC 29910

Re: HealthSouth Rehabilitation Hospital of the Lowcountry, LLC ("HealthSouth"):
Application for Zoning Map / Text Amendment and Master Plan Amendment (the "Applications")

Dear Ms. Colin:

Security Bank of Kansas City ("Security Bank") is the owner of real property identified by Beaufort County Tax Map Numbers R610 021 000 0649 0000 and R610 021 000 0520 0000. A portion of this real property is the subject of the Applications as well as a contract of sale between Security Bank, as seller, and HealthSouth, as purchaser.

Security Bank, as owner of large portions of the property in the Seagrass Station PUD, and as successor in interest to the original developer, believes the addition of HealthSouth's proposed rehabilitation hospital would be an important and beneficial addition to the Seagrass Station PUD and to the greater Bluffton community. This letter is being provided with the intent that it be included with the Applications to advise the Planning Commission and Town Council of the Town of Bluffton of Security Bank's complete and enthusiastic support of the requests set forth in the Applications. Security Bank respectfully requests the support and approval of the Planning Commission and Town Council for the Applications.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Steven C. Lynn', is written over a faint horizontal line.

Steven C. Lynn
Executive Vice President
Security Bank of Kansas City

THOMAS & HUTTON

50 PARK OF COMMERCE WAY | SAVANNAH, GA 31405
912.234.5300 | WWW.THOMASANDHUTTON.COM

September 22, 2016

Ms. Heather Colin
Director of Growth Management
Town of Bluffton
20 Bridge Street
Bluffton, SC 29910

Re: Village at Verdier Plantation
Bluffton, South Carolina
PUD Initial Master Plan Amendment
J-26038.0000

Dear Heather:

On behalf of our client, HealthSouth Rehabilitation Hospital of Lowcountry, LLC (HealthSouth), please accept the following information and application for a minor amendment to The Village at Verdier Plantation Master Plan.

Please find the following attached for review:

1. One (1) copy Town of Bluffton PUD Master Plan Application
2. One (1) copy of the Owner authorization letter
3. One (1) master plan amendment application fee
4. Two (2) copies of revised overall master plan
5. Two (2) copies of project narrative
6. Two (2) copies of existing conditions exhibit
7. Two (2) copies of the conceptual water supply master plan
8. Two (2) copies of the conceptual sanitary sewer master plan
9. Two (2) copies of the conceptual drainage master plan
10. Two (2) copies of the Village of Verdier Traffic Impact Analysis
11. Two (2) copies of the overall Verdier Plantation Plat
12. Two (2) copies of the BJWSA water and sewer Letter of Availability
13. Two (2) copies of the Palmetto Electric Letter of Availability
14. Two (2) copies of the SCE&G Letter of Availability
15. Two (2) copies of submittal documents

HealthSouth proposes a master plan amendment to an approximately 6.8-acre portion of the 124-acre master planned area currently known as The Village at Verdier Plantation Planned Unit Development (PUD). The revised area will include an approximate 46,000 square-foot rehabilitation hospital, water distribution, sanitary sewer collection and storm drainage associated with the development. The current land use designation for the amended area is "Mixed-Use". Concurrent with this master plan amendment, as a separate application, is the request to amend the current PUD to allow "Health/Human Care" as an allowable use within the

Ms. Heather Colin
Town of Bluffton
September 22, 2016
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PUD. The 6.8-acre portion with the land description of "Health/Human Care" of the amended area is the proposed location of the rehabilitation hospital.

Please review the attached information and return your comments or approval to our office at your earliest convenience.

Thank you for your time and consideration. Feel free to contact our office with any questions.

Sincerely,

THOMAS & HUTTON



Ryan Strickland

JRS/kts
Enclosures

**VILLAGE AT VERDIER PLANTATION
MASTER PLAN AMENDMENT
HEALTHSOUTH REHABILITATION HOSPITAL OF LOWCOUNTRY
BLUFFTON, SOUTH CAROLINA**

**Project Narrative
J - 26038.0000
SEPTEMBER 22, 2016**

Introduction

HealthSouth Rehabilitation Hospital of Lowcountry, LLC (HealthSouth) proposes a master plan amendment to an approximately 6.8-acre portion of the 124-acre master planned area currently known as The Village at Verdier Plantation Planned Unit Development (PUD). The revised area will include an approximate 46,000 square-foot rehabilitation hospital, water distribution, sanitary sewer collection and storm drainage associated with the development. The current land use designation for the amended area is "Mixed-Use". Concurrent with this master plan amendment, as a separate application, is the request to amend the current PUD to allow "Health/Human Care" as an allowable use within the PUD. The 6.8-acre portion with the land description of "Health/Human Care" of the amended area is the proposed location of the rehabilitation hospital.

History of Development

The Village at Verdier Plantation was annexed into the Town of Bluffton municipal limits in 2002. A development agreement (DA) and Planned Unit Development (PUD) was also executed for Verdier Plantation in 2002. The site was actively developed from 2004-2008. Development activity ceased in 2008. There is currently active development in the neighborhood residential portion of the PUD. The initial DA and PUD was revised in 2011 after a change in property ownership, and again in 2015 for a master plan amendment to the neighborhood residential area.

Existing Conditions

Portions of the PUD have been completely, partially developed, and undeveloped. There is an existing entrance road, commercial area and residential area. Roads and utilities were installed in the Phase 1 portion of the development. There is currently active development in the remaining neighborhood residential portion of the PUD Phase 1 lots and the majority of Phase 2. Remaining tree cover consists of pines and scattered hardwoods. The property currently drains to the Okatie River through a combination of existing ditches on the southern end of the property and on-site wetlands. A system of interconnected lagoons was constructed along with the ultimate site outfall during Phase 1 site development. Constructed portions of the water and sewer system along the entry road, and serving Phase 1 of the entrance road, commercial area and residential area, are operational. Operational water and sewer infrastructure is owned and maintained by the Beaufort Jasper Water & Sewer Authority (BJWSA).

Master Plan Amendment

The proposed master plan amendment is generally consistent with the previously approved plan. Changes, including those outside of the approximately 6.8-acre tract to be developed by HealthSouth, have been approved by the Owner, Security Bank of Kansas. The proposed "Health/Human Care" is not an allowed land use designation within the current PUD, and concurrent with the master plan amendment application, is a PUD text amendment application requesting "Health/Human Care" as an allowable use within the PUD.

There is an existing entry road from Hwy 170 and the internal roadway network includes two future connections to Hwy 170, through future commercial areas, as previously approved. Access points to the PUD are consistent with the previously approved plan. The revised master plan includes provisions for open space and park area. Park areas have been relocated from the previous plan. Areas designated as park are equal to park areas in the previously approved amendment. Programming for park spaces will be address at the time of development permit submittal for each land use area. The currently proposed amendment considers inclusion of existing facilities such as roads, stormwater, water, and sanitary sewer systems, and reconfiguration of existing infrastructure is not necessary. Roadways and drainage will be owned and maintained by the community association. Water and sewer infrastructure will ultimately be owned and operated by BJWSA.

Proposed Development Schedule

The following is a proposed schedule of development for the master planned area being developed by HealthSouth. The construction of the hospital, area "H", will be completed as a single phase.

Phase	Unit Type	Number of Beds	Development Year
1	Hospital	38	2016/2017

Note, in accordance with Section VI, Development Schedule, of the Village at Verdier Development Agreement, dated April 12, 2011, periodic adjustments to the development schedule, which may be submitted by the Owner/Developers in the future, shall not be considered a material amendment or breach of Agreement.

