

# TOWN COUNCIL



## STAFF REPORT DEPARTMENT OF GROWTH MANAGEMENT

<b>MEETING DATE:</b>	July 12, 2016
<b>PROJECT:</b>	Consideration of an Initial Master Plan for Parcel 10A & 10B within the Buckwalter Planned Unit Development (PUD). The property is 89 acres and located north of Bluffton Parkway and west of Buckwalter Place
<b>PROJECT MANAGER:</b>	Patrick Rooney, ASLA, Principal Planner

**REQUEST:** Section 3.9.2 of the UDO requires that all Master Plan applications be reviewed by the Planning Commission and Town Council. The Planning Commission reviewed and approved this Master Plan application with conditions on June 22, 2016. The Planning Commission recommends Town Council approve the request from University Investments, LLC for the proposed Parcel 10A and 10B Initial Master Plan. This application is not requesting any additional land uses or density over what is already permitted for the property.

**BACKGROUND:** The Town of Bluffton approved the Concept Plan for the Buckwalter PUD in April 2000. The Buckwalter Concept Plan, Development Agreement and Amendments define the permitted and uses, development rights, and development standards for all properties within Buckwalter PUD and create the binding framework for this Master Plan Application. The Development Standards provided in Section 5.8.8 of the Buckwalter PUD requires that a Master Plan be provided for any portion of the PUD property that is proposed to be developed.

This Initial Master Plan application encompasses two tracts that are located within the Sand Hill and Buckwalter Commons Planning Tracts of the Buckwalter PUD. The site is currently undeveloped and bounded on the south by Bluffton Parkway, on the north by Parkside, on the east by Buckwalter Place and on the west by undeveloped properties and Hampton Parkway. All surrounding properties, contiguous to this Master Plan, are within the Buckwalter PUD and include a mix of existing and proposed residential and commercial uses. In addition, the majority of the Master Plan area is surrounded by protected wetlands that will create a natural buffer to soften the proposed development from adjacent land uses to the north, east and west.



Other than Memory Care America development proposed on Parcel 10A, the remaining land uses are unknown at this time and will be forthcoming at the time of Development Permit Applications. Future development parcels are subject to the uses permitted within the Buckwalter PUD for the underlying planning tracts. Site development requirements within the Buckwalter PUD are governed by the Development Standards included as part of the original Buckwalter Concept Plan approval.

**TOWN COUNCIL ACTION:** Town council has the authority to take the following actions with respect to this application:

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

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

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.**

***Finding.*** The application appears to be consistent with the goals and implementation strategies outlined in the following sections of the Comprehensive Plan:

The Land Use Element within the Comprehensive Plan provides a vision that suggests a balance of land uses to ensure a high quality of life, business opportunity, environmentally protected areas and proper placement of residential uses. This Initial Master Plan proposes a mix of residential and commercial uses that will stimulate economic growth and contribute to the Town's Goal of being a sustainable community with a diversified tax base to support Town facilities and services. While this Master Plan proposes future development flexibility, the Town receives benefits including long-term predictability and a higher level of amenities, open space, road improvements, infrastructure and environmental preservation than what could be otherwise obtained through traditional zoning approvals.

The Natural Resources Element of the Comprehensive Plan encourages the protection of wetland resources and habitats to sustain the vitality, function and beauty of Bluffton's natural heritage. This Master Plan proposes to preserve existing wetlands and conforms to required buffers to protect the existing wetlands to the greatest extent possible. In addition, any development within Parcel 10A and 10B will be required to comply with the Buckwalter PUD Development Standards for Stormwater and Tree Preservation. These factors will ensure consistency with the Comprehensive Plan in regards to the preservation of wetlands, habitat, tree preservation and buffers.

The Transportation element of the Comprehensive Plan promotes vehicular and pedestrian connectivity with adjacent properties and roadway infrastructure. This plan proposes some connectivity to Bluffton Parkway, Buckwalter Place Boulevard and between Parcel 10A and 10B. However, the application is generally silent on any additional connectivity to adjacent property to the north and west or any trail or sidewalk networks throughout the Master Plan.

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

*Finding.* This Application proposes of mix of uses and development standards that will create the type of development that is consistent with the intent of the Planned Unit Development Zoning District as prescribed in the Unified Development Ordinance.

The Unified Development Ordinance describes the proposed character of Planned Unit Development as “mixed use master planned communities”. These PUD’s allow more flexibility in development than could otherwise be achieved through strict application of the UDO, and will result in improved design, character and quality of a walkable mixed-use. The demonstrated benefits of Planned Unit Development such as the Buckwalter PUD include;

- a. Preservation and/or substantial enhancement of significant natural features and usable open space.
- b. Incorporation of a complementary mixture of uses or a variety of housing types.
- c. Economic development through the creation of primary jobs.

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

*Finding.* This Application proposes a mix of permitted uses and compliance with development standards and density prescribed within the Buckwalter PUD and Development Agreement. This Application will also comply with any Amendments adopted since the original Concept approval including any traffic mitigation requirements. As a result, the Application is consistent with the intent of the Buckwalter Concept Plan and Development Agreement.

**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.**

*Finding.* The application does not propose any modifications to the approved land uses, density, traffic circulation, or overall site design. Conformance with approved access locations and compliance with wetland preservation requirements, tree coverage, roadway buffers and stormwater methods are consistent with the approved Concept Plan and 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.

*Finding.* The application does not propose any major modifications to the approved land uses, density, or impacts to public services and infrastructure. Water, sewer, electric, gas, and telecommunication services are available along Bluffton Parkway and Buckwalter Place Boulevard and can be extended to the site. Service letters have been supplied from the utility companies to the Applicant. The Parcel 10A and 10B is within the Bluffton Fire and Police jurisdiction and service area. A traffic study was provided with the Buckwalter PUD and will be updated as needed during the Development Plan Review process. Traffic mitigation and intersection improvements were identified at the time of original approval and with subsequent amendments. Any outstanding traffic improvement requirements will be addressed with future Development Plan Review Applications for Parcels 10A and 10B.

6. **Section 3.9.3.G.** Demonstration of innovative site planning techniques that improves 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 proposed Stormwater Master Plan is designed to preserve existing freshwater wetlands and filter storm water through a lagoon system, or equivalent Best Management Practices (BMP), prior to being released to proposed surface waters or wetlands. The BMP stormwater treatment will meet or exceed the requirements set forth in the Town of Bluffton's Storm Water Manual. Also, during Development Plan Review process, the Applicant will be required to meet or exceed the minimum tree coverage and open space standards established with the Buckwalter PUD. The Applicant will also be encouraged to preserve significant stands of hardwood trees and improve vehicular and pedestrian traffic circulation patterns where possible. As a result of these measures, this proposed development will help ensure the health, safety and welfare of the end users.

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

*Finding.* This Application does not propose any modifications to the approved density, land use, roadways or wetland impacts then what was previously approved with the Buckwalter PUD and Development Agreement. As a result the application is consistent with this requirement.

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

**Finding.** The application is in conformance with adopted and accepted plans, policies, and practices of the Town of Bluffton, particularly the Town of Bluffton Comprehensive Plan, PUD Zoning District, Buckwalter PUD, Development Agreement and Bluffton Parkway Access Management Plan as referenced earlier. As a result the application is consistent with this requirement.

**PLANNING COMMISSION RECOMMENDATION:** Planning Commission finds that the requirements of Section 3.9.3 have been met and recommends approval to Town Council with the following conditions:

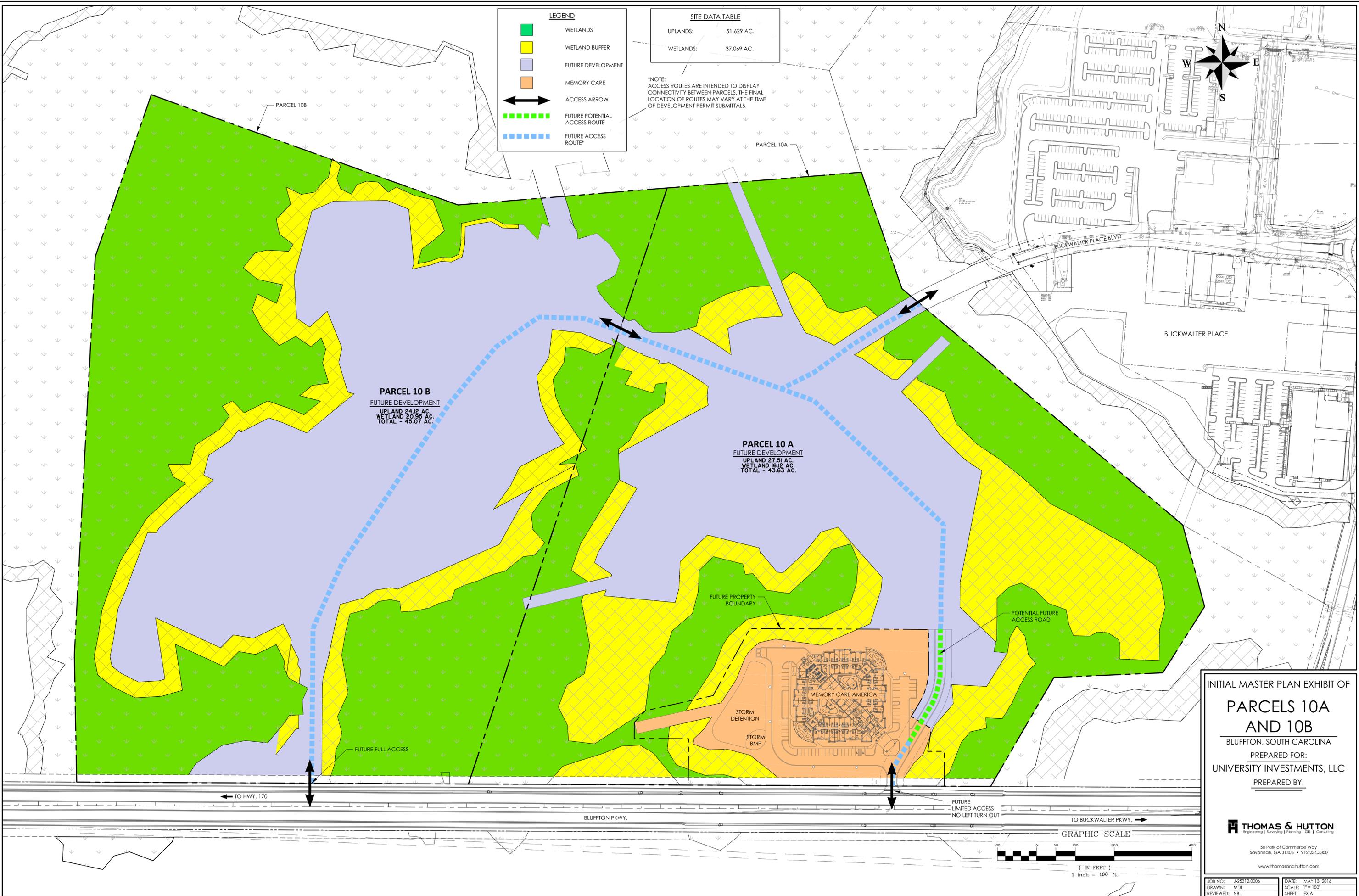
1. The proposed Memory Care America ingress and egress shall be restudied at Final Development Plan Review to improve safety and traffic circulation at the Eastern Bluffton Parkway access location.
2. Staff Recommendations:
  - a. Pedestrian connectivity is strongly recommended to the northern boundary with Parkside, to the Eastern Boundary with Buckwalter Place, to the Bluffton Parkway trail system, and internally to create a walkable and bike friendly mixed-use development.
  - b. Provide street tree standards similar to other Planned Unit Developments to create a more attractive road network with tree lined streets and to assist with mitigation of tree removal caused by development activity.

**NEXT STEPS:** Based on the direction of Town Council, Town Staff will begin the following next steps to implement the suggested amendments:

Master Plan Procedure		Step Completed
Step 1. Pre-Application Meeting	5/9/2106	✓
Step 2. Application Check-In Meeting	5/13/2016	✓
Step 3. Development Review Committee Technical Review (Preliminary and resubmittal)	5/31/2016	✓
Step 4. Planning Commission Consideration of the Initial Master Plan	6/22/2016	✓
Step 5. Town Council Consideration of the Initial Master Plan	7/12/2016	

**ATTACHMENTS:**

1. Proposed Initial Master Plan – Parcel 10A & 10B
2. Buckwalter PUD Master Plan
3. Applicant’s Master Plan Narrative



INITIAL MASTER PLAN EXHIBIT OF  
**PARCELS 10A AND 10B**  
BLUFFTON, SOUTH CAROLINA  
PREPARED FOR:  
UNIVERSITY INVESTMENTS, LLC  
PREPARED BY:

**THOMAS & HUTTON**  
Engineering | Surveying | Planning | GIS | Consulting  
50 Park of Commerce Way  
Savannah, GA 31405 • 912.234.5300  
www.thomasandhutton.com

JOB NO: J-25312.0006	DATE: MAY 13, 2016
DRAWN: MDL	SCALE: 1" = 100'
REVIEWED: NBL	SHEET: EX A

CONCEPT MASTER PLAN

For:  
**Buckwalter**  
PLANNED UNIT DEVELOPMENT

Bluffton, South Carolina

Prepared For:  
**Branigar Organization**  
Savannah, Georgia



A company of  
INTERNATIONAL PAPER

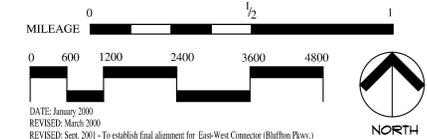
Prepared By:  
**Wood+Partners, Inc.**  
Landscape Architects/Land Planners  
Hilton Head Island, South Carolina  
**Thomas & Hutton Engineering Co.**  
Savannah, Georgia

LEGEND:

- ROADS / PUBLIC RIGHT-OF-WAY
- INTERSECTION/ ACCESS POINTS
- EXISTING DIRT ROADS
- STREAMS / WATER CHANNELS
- LAND USE TRACT LIMIT
- LEISURE TRAIL

PUD LAND USE AREAS

- RESIDENTIAL
- COMMERCIAL
- PUBLIC/INSTITUTIONAL
- WETLANDS
- TIMBER MANAGEMENT
- OCRM CRITICAL AREA
- DEDICATED PUBLIC PARK



- DATE: January 2000  
 REVISED: March 2000  
 REVISED: Sept. 2001 - To establish final alignment for East-West Connector (Bluffton Pkwy.)  
 REVISED: October 2001 - To provide leisure trail along East / West Connector  
 REVISED: May 2002 - Property addition to the Sand Hill Tract  
 REVISED: August 2002 - Property addition to the Sand Hill Tract  
 REVISED: October 2004 - Property addition to Sand Hill Tract & Buckwalter Commons  
 REVISED: December 2004 - Property addition to the Sand Hill Tract  
 REVISED: May 2005 - Hampton Parkway addition  
 REVISED: July 2005 - Jones Tract addition  
 REVISED: October 2005 - Rose Dhu Phase 3 addition  
 REVISED: January 2006 - Jacoby addition  
 REVISED: May 2007 - Buckwalter Commons  
 REVISED: November 2007 - Willow Run Tract  
 REVISED: February 2008 - Unit Counts  
 REVISED: March 23, 2009 C-1 278 Parcel  
 REVISED: November 2011 - Buckwalter 10th Amendment - Robertson Site  
 REVISED: February 2012 - Modified Bluffton Parkway Phase 5B Alignment  
 REVISED: October 2012 - Modified Sand Hill Tract/Buckwalter Commons Connector Tract to add 70 Acres into Buckwalter Commons

DEVELOPMENT SUMMARY

DENSITY SUMMARY

LAND USE TRACT	TOTAL ACRES	DWELLING UNITS	DU/ACRE
SAND HILL TRACT	12911 AC	14266 DU	11.4 DU/AC
BUCKWALTER COMMONS	11661 AC	12094 DU / 3000 HOTEL UNITS	11.8 DU/AC
EASTERN TRACT	1682 AC	1918 DU	11.3 DU/AC
WESTERN TRACT	1531 AC	1835 DU	11.8 DU/AC
SOUTHERN TRACT	1148 AC	1311 DU	12.2 DU/AC
ROSE DHU TRACT	1325 AC	1118 DU	10.4 DU/AC
PUBLIC/ INSTITUTIONAL	128 AC	10 DU	10 DU/AC
DEDICATED PUBLIC PARK	1143 AC	10 DU	10 DU/AC
PUBLIC ROAD RIGHT-OF-WAY	1198 AC	10 DU	10 DU/AC
TIMBER MANAGEMENT	111 AC	10 DU	10 DU/AC
<b>TOTAL</b>	<b>16701 AC</b>	<b>18642 DU</b>	<b>11.4 DU/AC</b>

MAXIMUM ALLOWED DENSITY

SINGLE FAMILY RESIDENTIAL 8 DU/AC  
 MULTI-FAMILY RESIDENTIAL 16 DU/AC  
 HOTEL/INBED AND BREAKFAST, INTERVAL OWNERSHIP/TIME SHARING, INSTITUTIONAL, PROPERTIES OR GUESTHOUSE SHALL NOT HAVE A SPECIFIED DWELLING UNIT PER ACRE MAXIMUM.

MAXIMUM DWELLING UNITS

DU COUNT SHALL NOT EXCEED 0.642 DU

ACREAGE SUMMARY

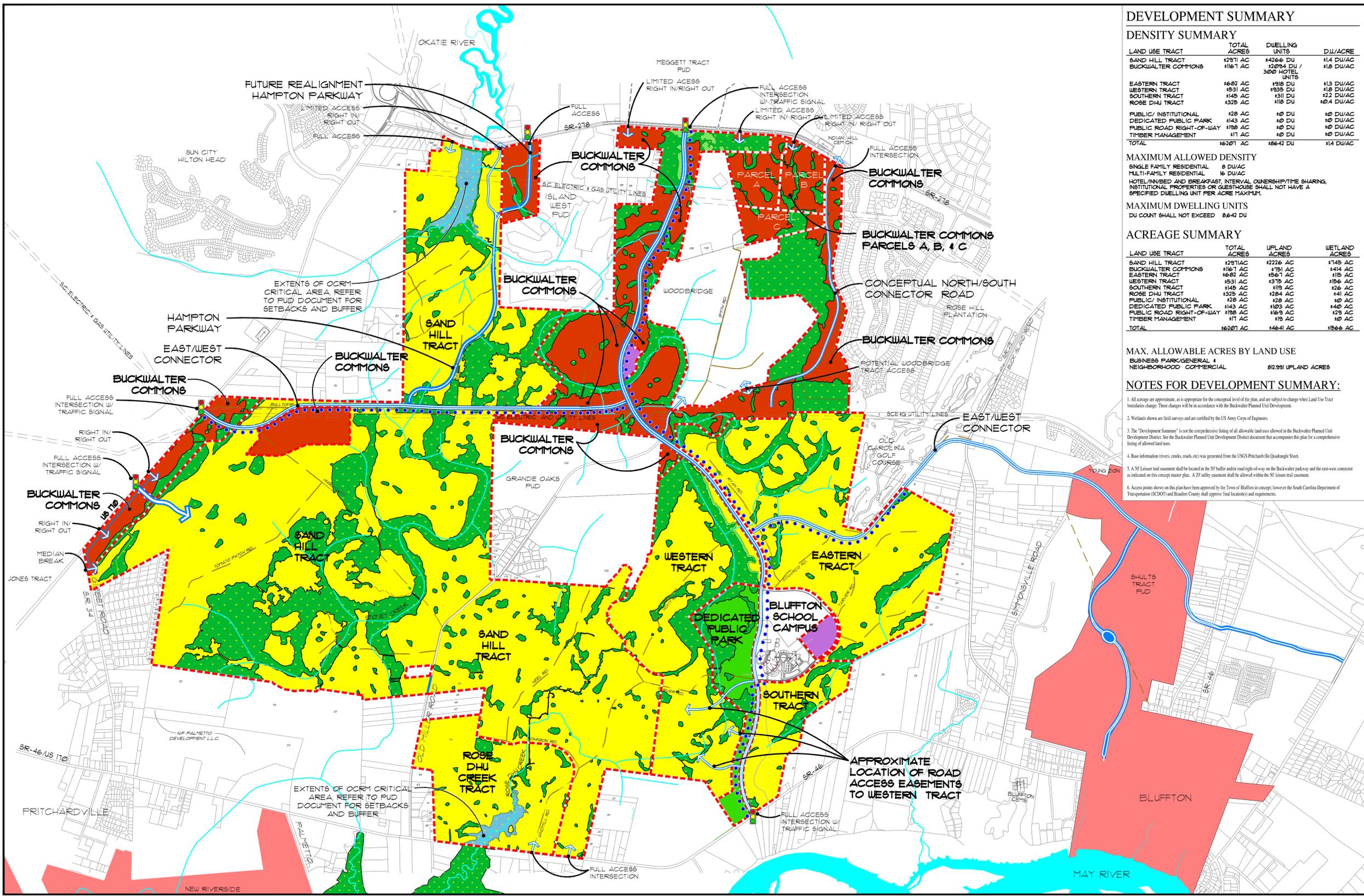
LAND USE TRACT	TOTAL ACRES	UPLAND ACRES	WETLAND ACRES
SAND HILL TRACT	12911 AC	12226 AC	1145 AC
BUCKWALTER COMMONS	11661 AC	1191 AC	1414 AC
EASTERN TRACT	1682 AC	1567 AC	115 AC
WESTERN TRACT	1531 AC	1378 AC	156 AC
SOUTHERN TRACT	1148 AC	119 AC	126 AC
ROSE DHU TRACT	1325 AC	1284 AC	141 AC
PUBLIC/ INSTITUTIONAL	128 AC	128 AC	10 AC
DEDICATED PUBLIC PARK	1143 AC	1143 AC	140 AC
PUBLIC ROAD RIGHT-OF-WAY	1198 AC	1163 AC	129 AC
TIMBER MANAGEMENT	111 AC	111 AC	10 AC
<b>TOTAL</b>	<b>16701 AC</b>	<b>14641 AC</b>	<b>1566 AC</b>

MAX. ALLOWABLE ACRES BY LAND USE

BUSINESS PARK/GENERAL 4  
 NEIGHBORHOOD COMMERCIAL 812.991 UPLAND ACRES

NOTES FOR DEVELOPMENT SUMMARY:

- All acreage are approximate, as is appropriate for the conceptual level of the plan, and are subject to change when Land Use Tract boundaries change. These changes will be in accordance with the Buckwalter Planned Unit Development.
- Wetlands shown are field surveys and are certified by the US Army Corps of Engineers.
- The "Development Summary" is not the comprehensive listing of all allowable land uses allowed in the Buckwalter Planned Unit Development District. See the Buckwalter Planned Unit Development District document that accompanies this plan for a comprehensive listing of allowed land uses.
- Base information (rivers, creeks, roads, etc) was generated from the USGS Peachville Quadrangle Sheet.
- A 50' Leisure trail easement shall be located in the 50' buffer and/or road right-of-way on the Buckwalter parkway and the east-west connector as indicated on this concept master plan. A 20' utility easement shall be allowed within the 50' leisure trail easement.
- Access points shown on this plan have been approved by the Town of Bluffton in concept; however the South Carolina Department of Transportation (SCDOT) and Beaufort County shall approve final locations and requirements.



**Parcels 10A and 10B  
Master Plan Narrative**

**I. Project Introduction and Overview**

This application is for approval of the Parcels 10A and 10B Initial Master Plan. University Investments, LLC is the current owner of both parcels and is the applicant for this submittal.

The Town of Bluffton approved both the Concept Plan and a Development Agreement for the entire Buckwalter tract in April 2000. The Concept Plan defines the allowed land uses in the various areas of the Buckwalter PUD. The documents also define the development standards, which will govern all development activity within the Concept Plan, including the Parcels 10A and 10B Master Plan.

University Investments, LLC has various Assignment of Rights documents in place, which apply to other parcels as well as parcels 10A and 10B. The Assignments do not specifically allocate amounts to any one of the given parcels. Therefore, University Investments, LLC has a bank of development rights as follows:

Development Right Type	Amount	Notes
Residential Dwelling Units	425 DU	
General Commercial	112.73 Acres	Only the Buckwalter Commons Planning Tract allows General Commercial use.
Neighborhood Commercial	2.614 Acres	
Residential Use Rights	Use rights for 141 Fractional Ownership units (45 of which may count as ½ DU) and 274 Multi-Family units	These rights are not Residential Dwelling Units and do not increase the number owned by University Investments.

The Residential Dwelling Units and Residential Use Rights may be utilized on any of the properties owned by University Investments, LLC. With regards to the commercial development rights, Parcel 10B is part of the Sandhill Planning Tract which limits commercial uses to Neighborhood Commercial. Parcel 10A is split by portions of Buckwalter Commons and the Sand Hill Tract planning areas, as shown on the Buckwalter PUD concept plan. A portion of Parcel 10A is part of the Buckwalter Commons Planning Tract which allows Neighborhood Commercial as well as General Commercial.

A Memory Care America Facility is proposed on the southern portion of Parcel 10A. The Memory Care America facility will be dedicated to individualized, focused care of Alzheimer's residents and their families. Every aspect of the community, including its building design, color palettes, special features, and resident programs such as Music & Memory and Memories in the Making, emphasize that this community has been developed with special care intended to enhance the lives of those suffering from memory loss. The community will consist of approximately 39,000 square feet of living area in a single story structure. It will have approximately 64 residents, employs approximately 44 full-time staff members, including 24-hour licensed nursing staff and a full-time recreational Therapist. The proposed Memory Care America provides assisted living units and as a result the use is neither commercial nor residential, therefore the use is institutional and exempt from the need for development rights, as determined by the Town of Bluffton.

For the purposes of this application, the final uses for each of the parcels is unknown at this time. University Investments, LLC reserves the right to specify the proposed land use of any portion of the property, at the time of development permit submittal, subject to the land uses permitted within the Buckwalter PUD for the underlying planning tracts.

All adjacent properties are currently buffered by existing wetlands, other than the existing frontage along the Bluffton Parkway. Parcel 10A and 10B are bounded on the north by Parkside Property Owner's Association property and to the South by the Bluffton Parkway. Parcel 10A is bordered on the east by Buckwalter Place (portion owned Parcel 6, LLC) and property owned by National Bank of South Carolina and by Parcel 10B to the west. Parcel 10B is bounded by Parcel 10A to the east and Parcel 10D (owned by University Investments, LLC) and an approximately 10 acre parcel owned by Wodziak Properties.

This entire written narrative, together with all exhibits hereto, constitutes the full application, and upon approval, shall constitute the official Parcel 10A and 10B Master Plan site development.

## **II. Existing Conditions**

The subject property is owned by University Investments, LLC and is presently zoned Buckwalter PUD. Tree cover mostly consists of a pine plantation with a few hardwoods. Most of the hardwood trees are located within the contiguous wetlands within the property. The wetlands primary flow path is from South to North to the ultimate discharge at the headwaters of the Okatie River.

The existing elevations on the subject site range from elevation 13 to 21 (NAVD 88). The existing elevations of the adjacent Bluffton Parkway are approximately 20-21 with the elevations of Buckwalter Place Boulevard at approximately 17-18. Existing soil conditions on the site are predominately hydrologic soil group B/D

and C/D. The subject site is located within Zone C (areas with minimal flooding) based on the FEMA Map.

The attached Exhibits give detailed information regarding the existing conditions of the property. These items include:

**A. Boundary Plats (Exhibit G)**

The boundary survey plat parcels 10A and 10B (Exhibit G) contains the following information:

- |                            |   |
|----------------------------|---|
| 1) Vicinity Map            | 5) Property Owners of Adjacent Property |
| 2) Boundary and Dimensions | 6) Tax map parcel numbers               |
| 3) Existing Easements      | 7) FEMA Zones                           |
| 4) Existing Roads          |   |

Freshwater wetlands on the site were previously delineated and surveyed. Wetland boundaries and impacts are included in the associated wetland impact permits described below.

**B. Wetland Impact Permits (Exhibits H and I)**

Newkirk Environmental, Inc. of Savannah, Georgia delineated the freshwater wetlands on the property. Thomas & Hutton Engineering Co. surveyed the wetland delineation. The U.S. Army Corps of Engineers verified the delineation and survey. Subsequently, there were two separate wetland impact permits obtained from the U.S. Army Corps of Engineers that apply to the subject property. These two permits are # 2001-1G-122, valid thru December 31, 2021 and # 2003-1G-066, valid thru June 30, 2024. A copy of each permit is included for reference.

**C. Topography (Exhibit F)**

The existing elevations on the subject site range from elevation 13 to 21 (NAVD 88), based upon LIDAR data. Existing topography is shown on Exhibit F.

**D. Aerial Photography (Exhibit E)**

The existing tree cover and adjacent roadways / development can be seen on the aerial exhibit, included as Exhibit E.

**E. Conceptual Wastewater Collection Master Plan (Exhibit B)**

Sewer service shall be provided to Parcels 10A and 10B by Beaufort Jasper Water and Sewer Authority. Gravity sewer is anticipated to connect to an existing manhole, located along Buckwalter Place Boulevard, to service the

property. The existing pump station CP-118, is located within Buckwalter Place, within close proximity to the proposed connection, and is anticipated to contain sufficient capacity for the proposed development.

#### **F. Conceptual Water Distribution Master Plan (Exhibit D)**

Water service shall be provided to Parcels 10A and 10B by Beaufort Jasper Water and Sewer Authority. There is currently an existing 10 inch water main along Buckwalter Place Boulevard. It is anticipated the 10 inch water main shall be extended to provide service to the subject property.

### **III. Development Master Plan (Exhibit A)**

The project will be developed in accordance with the Buckwalter PUD and the Parcels 10A and 10B Master Plan, dated May 2016. The exact land uses, location of roads, lagoons, open spaces, buildings, parking, recreational amenities and other elements are unknown at this time and will be forthcoming at the time of Development Permit Applications. The plan demonstrates a potential arrangement of future access locations. The final layout will vary based on market conditions and environmental constraints. The property is anticipated to be accessed from Bluffton Parkway with a secondary access to Buckwalter Place Boulevard.

#### **A. Phasing**

The Parcels 10A and 10B Master Plan will be constructed in phases, horizontal development and subdivision approvals are anticipated to occur over an estimated 5-10 year period. Preliminary phasing for Parcels 10A and 10B is anticipated to include the Memory Care America facility as phase 1, with subsequent phasing to follow, based upon market demand.

#### **B. Preliminary Stormwater Management (Exhibit D)**

The Stormwater Management Plan is shown as Exhibit D. As shown in the exhibit, various ponds will receive runoff and provide a primary BMP for the development. Additional BMPs shall be incorporated into site specific plans at the time of development permit submittal.

Stormwater runoff entering the ponds will receive treatment through best management practices (BMP's) prior to being released to adjacent wetlands. Final stormwater design will be submitted along with other final engineering at the time of Development Permit Applications. The final Stormwater design shall meet or exceed the Town of Bluffton requirements.

#### **C. Utility Services**

##### **1) Potable Water Distribution (Exhibit C)**

Potable Water will be provided by Beaufort–Jasper Water & Sewer Authority (BJWSA). A 10” water main has been installed along Buckwalter Place Boulevard that will serve Parcels 10A and 10B.

2) Wastewater Collection (Exhibit B)

Wastewater Collection will be provided by gravity sewer within each development parcel. The wastewater will be collected and gravity flow to the existing an existing manhole along Buckwalter Place Boulevard, routed to pump station CP118. From there, the wastewater will be collected and pumped to a wastewater facility owned and operated by BJWSA, and ultimately conveyed to the Cherry Point Wastewater Treatment Plant.

3) Power Supply and Service

In accordance with the franchise agreements approved by Town Council, Parcels 10A and 10B are in the Palmetto Electric service district. The electrical service will be provided by Palmetto Electric. Service will be extended as development progresses. Initial Master Plan approval does not amend any rights provided to a landowner by the Public Service Commission or South Carolina law. Gas service shall be provided by South Carolina Electric and Gas.

4) Telecommunication Service

Development in Parcels 10A and 10B will coordinate plans with licensed and franchised telecommunications service providers in the Master Plan area. The telecommunications infrastructure will include voice, data, and video facilities. Service will be extended and activated as development progresses. Master Plan approval does not amend any rights provided to a landowner or telecommunications provider as granted by the Public Service Commission.

5) Bluffton Fire District

The community falls within the jurisdiction of the Bluffton Fire District. The water supply system will be designed to provide fire flow.

#### **D. Proposed Streets**

Roads and any potential trails within Parcels 10A and 10B are anticipated to be privately owned and maintained by the property owner, or other entity assigned with the legal responsibility. There is no intention for development of public roadways and/or creation of public right-of-ways within Parcels 10A and 10B. Access restriction will be at the Owner’s discretion. Perimeter

connectivity onto the Bluffton Parkway and Buckwalter Place Boulevard is intended for primary use by the internal developments within Parcels 10A and 10B. The final locations of internal access routing may vary at the time of final development permit based upon future development uses and planning, however the perimeter access locations are anticipated to remain as shown.

Proposed access locations along the Bluffton Parkway are consistent with the Bluffton Parkway Access and Management Plan, approved by Beaufort County Council and subsequently adopted by the Town of Bluffton. The Eastern access from Bluffton Parkway to Parcel 10A is intended to provide access to the Memory Care America facility, with a potential to extend northward into the remainder of Parcel 10A. The Western access onto Bluffton Parkway is a full access, future signalized, intersection. This access is anticipated to be the primary means of ingress/egress into Parcels 10B and 10A from the Bluffton Parkway. Parcels 10A and 10B will be connected internally by an east/west route, depicted by the arrows on the master plan. Eastern access will be via a connection to Buckwalter Place Boulevard, leading to the Buckwalter Parkway.

#### **E. Ownership and Maintenance of Utilities**

##### 1) Utilities

Beaufort-Jasper Water & Sewer Authority will own and operate the water and sewer facilities necessary for this project. Electrical power facilities will be owned and operated by Palmetto Electric, or other provider as approved by the Public Service Commission.

#### **IV. Land Use Parcel Delineations and Uses**

The Parcels 10A and 10B Development Master Plan (Exhibit A) delineates approximately 89 acres. The land uses for each portion of the property are unknown at this time. Land Uses will be consistent with the Buckwalter Commons and the Sand Hill Tract planning areas as shown on the approved concept plan.

All development on each parcel will be subject to design guidelines that comply with the development standards of the Town, as applicable to the Buckwalter PUD and must also comply with the architectural and site design standards of the land use covenants. All environmental standards, including Best Management Practices regarding stormwater runoff, will be demonstrated at the time of final design and Development Permit Application. Future development permits will be issued for site-specific development on each parcel upon individual applications for development approval, which demonstrate compliance with these applicable use and site standards.

**V. Development Approvals within Parcels 10A and 10B Master Plan Area**

Such applications must meet the application standards of the Bluffton Development Standards Ordinance, as modified and approved under the Concept Plan, the Development Agreement, and Attachment I of the Buckwalter PUD Zoning Approval, and further such applications must meet all standards that are set forth in this Master Plan approval and any applicable land use covenants. Development which meets these specified conditions shall be approved, upon proper application to the Town. Any ambiguities or inconsistencies shall be governed by the hierarchy of applicable standards established under the Concept Plan approval, as set forth under Attachment I of the Concept Plan approval. Any development proposal, which demonstrates compliance with these standards, shall be approved.

**VI. Traffic Impact and Mitigation**

As part of the original Buckwalter Planned Unit Development Concept Plan and Development Agreement approved by the Town of Bluffton in April 2000, a 120 foot right of way was publicly donated for the Bluffton Parkway to assist in mitigating the traffic impact of the entire Buckwalter Tract, including Parcels 10A and 10B. While the development agreement specified that this donation would satisfy all of the obligations for publicly donated right of way within the Buckwalter Tract, there are additional roads proposed for public dedication within Buckwalter. In addition to the Bluffton Parkway right of way, the Hampton Parkway was approved by the Town of Bluffton from US 278 to the Bluffton Parkway right of way, at the entrance to Hampton Lake. This proposed public road and right of way was designed, constructed and will be dedicated to the appropriate governmental entity at no cost to the Town of Bluffton or Beaufort County.

A comprehensive traffic impact study and master plan was developed for the Buckwalter Tract and included in the Concept Plan approved by the Town of Bluffton in April 2000. Subsequently, the Bluffton Parkway Access Management Plan was approved by the Beaufort County Council and adopted by resolution within the Town of Bluffton. Access to the proposed development is consistent with the approved Access Management Plan for Bluffton Parkway.