



Planning Commission Meeting

Wednesday, July 22, 2026 at 6:00 PM

Theodore D. Washington Municipal Building, Henry "Emmett" McCracken Jr. Council Chambers,
20 Bridge Street, Bluffton, SC

AGENDA

This meeting can be viewed live on [BCTV](#), on Sparklight Channel 9 and 417 or on Spectrum Channel 1304.

I. CALL TO ORDER

II. ROLL CALL

III. NOTICE REGARDING ADJOURNMENT

The Planning Commission will not hear new items after 9:30 p.m. unless authorized by a majority vote of the Commission Members present. Items which have not been heard before 9:30 p.m. may be continued to the next regular meeting or a special meeting date as determined by the Commission Members.

IV. ADOPTION OF MINUTES

[1.](#) May 27, 2026 Minutes Amended

[2.](#) June 24, 2026 Minutes

V. PUBLIC COMMENT

VI. OLD BUSINESS

VII. NEW BUSINESS

- [1.](#) Village at Verdier (**PLANNING WORKSHOP – NO ACTION**) – Expiration of Development Agreement and UDO Amendments to Establish/Embed Planned Unit Development (PUD) Standards (UDO Article 4, Article 5, and new Appendix B) (Staff - Dan Frazier)

VIII. DISCUSSION

IX. ADJOURNMENT

NEXT MEETING DATE: Wednesday, August 26, 2026

“FOIA Compliance – Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and the Town of Bluffton policies.”

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Bluffton will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. The Town of Bluffton Council Chambers are ADA compatible. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Bluffton ADA Coordinator at 843.706.4500 or adacoordinator@townofbluffton.com as soon as possible but no later than 48 hours before the scheduled event.

Executive Session – The public body may vote to go into executive session for any item identified for action on the agenda.

**Please note that each member of the public may speak at one public comment session and a form must be filled out and given to the Town Clerk. To submit a public comment online, please click here:*

<https://www.townofbluffton.sc.gov/FormCenter/Town-15/Public-Comment-60>

Public comment is limited to 3 minutes per speaker.

Planning Commission Meeting

Theodore D. Washington Municipal Building, Henry “Emmett” McCracken Jr. Council Chambers, 20
Bridge Street, Bluffton, SC

May 27, 2026

I. CALL TO ORDER

Chairman Wetmore called the meeting to order at 6pm.

II. ROLL CALL

PRESENT

Chairman Charlie Wetmore
Vice Chairman Jim Flynn
Commissioner Michael Brock
Commissioner Lydia DePauw
Commissioner Daniel Grove
Commissioner Will Howard

ABSENT

Commissioner Rich Delcore

III. ADOPTION OF MINUTES

1. April 22, 2026 Minutes

Commissioner Grove made a motion to adopt the minutes as written.

Seconded by Commissioner Brock.

Voting Yea: Chairman Wetmore, Vice Chairman Flynn, Commissioner Brock, Commissioner DePauw, Commissioner Grove, Commissioner Howard

All were in favor and the motion passed.

IV. PUBLIC COMMENT

V. OLD BUSINESS

VI. NEW BUSINESS

- 1. Unified Development Ordinance Amendments (Public Hearing):** Consideration of Amendments to the Town of Bluffton’s Municipal Code of Ordinances, Chapter 23, Unified Development Ordinance, Article 5 – Design Standards, Sec. 5.10 Stormwater; and Article 9 – Definitions and Interpretation, Sec. 9.2 Defined Terms. (Staff – Andrea Moreno)

Chairman Wetmore opened the public hearing. He asked for the first call for public comment.

Michael Hughes, 50 Park of Commerce Way, Savannah - Mr. Hughes shared his concerns in adding more regulations to wetlands.

Chairman Wetmore asked for the second and third call for public comment. There were no more public comments. The public hearing was closed.

Staff presented. The commissioners questioned how the amendments to the ordinance would affect properties within a Planned Unit Development (PUD). There were concerns regarding

how the amendments would impact state issued stormwater permits. Discussion was had regarding the mapping tool being live and approval process for these amendments.

Commissioner DePauw made a motion to recommend approval to Town Council of Amendments to the Town of Bluffton's Municipal Code of Ordinances, Chapter 23, Unified Development Ordinance, Article 5 – Design Standards, Sec. 5.10 Stormwater; and Article 9 – Definitions and Interpretation, Sec. 9.2 Defined Terms.

Seconded by Vice Chairman Flynn.

Voting Yea: Chairman Wetmore, Vice Chairman Flynn, Commissioner Brock, Commissioner DePauw, Commissioner Grove

Voting Abstaining: Commissioner Howard

The motion passed, 5–0, with 1 abstention.

2. **Beaufort Memorial Primary Care at May River Crossing (Certificate of Appropriateness - Highway Corridor Overlay District):** A request by Josie Abrams of Josie S. Abrams Architecture, on behalf of property owner Beaufort Memorial Hospital for approval of a Certificate of Appropriateness - HCOD application. The project consists of the 5,000 SF single story medical office building with associated infrastructure. The property is zoned Jones Estate Planned Unit Development (PUD) and consists of approximately 1.38 acres identified by tax map number R610 036 000 3212 0000 located within the May River Crossing Master Plan. (COFA-02-26-020148) (Staff - Angie Castrillon)

Staff presented. The applicant was present. The commissioners discussed the colors being proposed and what would be used for the dumpster enclosure.

Commissioner Brock made a motion to approve the application as submitted with the following determinations:

1. The proposed LED lighting fixtures are an appropriate substitute for the lamp types permitted under ZDSO 90/3 Section 5.15.11(E)(2).
2. The proposed 'Aged Copper' accent color is appropriate under ZDSO 90/3 Section 5.15.9.

Seconded by Commissioner Howard.

Voting Yea: Chairman Wetmore, Vice Chairman Flynn, Commissioner Brock, Commissioner DePauw, Commissioner Grove, Commissioner Howard

All were in favor and the motion passed.

3. **Chipotle at May River Crossing (Certificate of Appropriateness - Highway Corridor Overlay District):** A request by Joshua Bookhout of Wilkus Architects, on behalf of property owner PBC Partners, LLC, for approval of a Certificate of Appropriateness - HCOD application. The project consists of the construction of a single-story 2,385 SF restaurant with associated infrastructure. The property is within the Jones Estate Planned Unit Development (PUD) consists of 1.51 acres identified by tax map number R610 036 000 3211 0000 within the May River Crossing Master Plan. (COFA-02-26-020127) (Staff - Angie Castrillon)

Commissioner Brock recused himself.

Staff presented. The applicant was present. Discussion was had regarding the symmetry of the windows on elevation facing HWY 170. The commissioners expressed an interest in wanting to see more greenery along the west side of May River Crossing Road.

Commissioner Grove made a motion to approve the application with the following conditions:

1. Revise the drive-through window to be more symmetrical by aligning the right transom with the window below and matching the right-side window/panel treatment to the left/corresponding storefront condition, while accommodating required equipment (air curtain/heater element).
2. Revise the landscape plan to add a landscaped screening along the west side of May River Crossing Road on the portion of the lot across the road to provide additional buffering. Such revision shall be approved administratively by Town Staff.

and the following determinations:

1. The proposed LED lighting fixtures are an appropriate substitute for the lamp types permitted under ZDSO 90/3 Section 5.15.11(E)(2).

Seconded by Vice Chairman Flynn.

Voting Yea: Chairman Wetmore, Vice Chairman Flynn, Commissioner DePauw, Commissioner Grove, Commissioner Howard

All were in favor and the motion passed.

4. **New Riverside Village Parcel 4B-3C (Development Plan):** A request by Griffin Savedge of Thomas and Hutton on behalf of property owner S70 Royce Group, LLC for approval of a Preliminary Development Plan application. The project consists of the construction of two (2) two-story commercial buildings totaling 20,000 SF with associated infrastructure. The property is within the New Riverside Planned Unit Development (PUD) consists of 2.35 acres identified by tax map number R610 036 000 3702 0000 within the New Riverside Village Master Plan at the intersection of New Riverside Village Way and Parkside Commons. (DP-03-26-020155) (Staff - Dan Frazier)

Commissioner Brock returned to the dais.

Staff presented. The applicant was present. The Commission requested clarification on the square footage. Concerns were raised about the proposed tree removals, and there was discussion about reconfiguring the site to preserve three (3) live oak trees.

Vice Chairman Flynn made a motion to approve the application with the following conditions:

1. Reconfigure the parking areas and drive aisles to save the three (3) Live Oak trees (13" 16", 19" DBH) located in the northern portion of the property. Such reconfiguration may be approved administratively by Town Staff. If one or more of these trees cannot be preserved and must be removed, the Preliminary Development Plan must return to Planning Commission for review and approval.
2. A Tree Risk Assessment and rating for the subject trees referenced in condition #1 shall be provided for Town Staff review.

Seconded by Commissioner Brock.

Voting Yea: Chairman Wetmore, Vice Chairman Flynn, Commissioner Brock, Commissioner DePauw, Commissioner Grove, Commissioner Howard

All were in favor and the motion passed.

- 5. Maiden Lane Development (Development Plan):** A request by Nathan Sturre of Sturre Engineering, on behalf of property owner Hinton Vacation Properties for approval of a Preliminary Development Plan application. The project consists of nine (9) single-family residential lots with common open area and associated infrastructure. The properties are zoned Neighborhood General - Historic District (NG-HD) and consist of 3.58 acres identified by tax map numbers R610 039 00A 0042 0000 and R610 039 00A 042A 0000 located south of Bruin Road west of Pritchard Street. (DP-03-26-020162) (Staff - Dan Frazier)

Staff presented. The applicant was present. The commission discussed the approval process for obtaining building permits and how trees designated for preservation would be identified. Commissioners also expressed concerns about the maintenance of Maiden Lane in relation to the proposed development.

Commissioner Howard made a motion to approve the application with the following conditions:

1. That all of those trees identified on the site plan submitted as significant trees be saved — with "trees saved" noted on the development plans — so that they cannot be removed in the future.

Seconded by Vice Chairman Flynn.

Commissioner Howard made a motion to amend the conditions for clarification purposes to:

1. The Significant Trees (as defined by UDO Section 5.3) identified on the approved Preliminary Development Plan site plan, located outside of the Volunteer Way right-of-way, shall be preserved and designated as trees to be saved on all subsequent development plans.

Seconded by Commissioner Grove.

Voting Yea to amend the motion: Chairman Wetmore, Vice Chairman Flynn, Commissioner Brock, Commissioner DePauw, Commissioner Grove, Commissioner Howard

Voting Yea to the amended motion: Chairman Wetmore, Vice Chairman Flynn, Commissioner Brock, Commissioner DePauw, Commissioner Grove, Commissioner Howard

All were in favor and the motion passed.

VII. DISCUSSION

VIII. ADJOURNMENT

Commissioner Grove made a motion to adjourn.

Seconded by Vice Chairman Flynn.

Voting Yea: Chairman Wetmore, Vice Chairman Flynn, Commissioner Brock, Commissioner DePauw, Commissioner Grove, Commissioner Howard

All were in favor and the motion passed. The meeting adjourned at 7:36pm.

DRAFT

Planning Commission Meeting

Theodore D. Washington Municipal Building, Henry “Emmett” McCracken Jr. Council Chambers, 20
Bridge Street, Bluffton, SC

June 24, 2026

I. CALL TO ORDER

Chairman Wetmore called the meeting to order at 6pm.

II. ROLL CALL

PRESENT

Chairman Charlie Wetmore

Vice Chairman Jim Flynn

Commissioner Rich Delcore

Commissioner Lydia DePauw

Commissioner Will Howard

ABSENT

Commissioner Michael Brock

Commissioner Daniel Grove

III. ADOPTION OF MINUTES

1. May 27, 2026 Minutes

Commissioner Howard made a motion to adopt the minutes as written.

Seconded by Vice Chairman Flynn.

Voting Yea: Chairman Wetmore, Vice Chairman Flynn, Commissioner Delcore, Commissioner DePauw, Commissioner Howard

All were in favor and the motion passed.

IV. PUBLIC COMMENT

V. OLD BUSINESS

VI. NEW BUSINESS

- 1. Unified Development Ordinance Amendments (Public Hearing):** Consideration of an Ordinance for Certain Amendments to the Town of Bluffton Code of Ordinances Chapter 23 – Unified Development Ordinance, Article 3 (Application Process) – Sec. 3.18 (Certificate of Appropriateness-Historic District) and Sec. 3.19 (Site Feature-Historic District Permit) as it Relates to Demolition of Non-Contributing Structures in Old Town Bluffton Historic District (Staff - Charlotte Moore)

Chairman Wetmore opened the public hearing. He asked for the first, second and third call for public comment. There were no public comments. The public hearing was closed.

Staff presented. There was discussion regarding the scope of staff review for the site feature application process to demolish a structure, including how non-residential structures that might qualify for contributing status will be addressed.

Commissioner Howard made a motion to recommend approval to Town Council of the amendments to the Town of Bluffton Code of Ordinances Chapter 23 – Unified Development Ordinance, Article 3(Application Process) - Sec. 3.18 (Certificate of Appropriateness-Historic District) and Sec. 3.19 (Site Feature-Historic District Permit) as it Relates to Demolition of Non-contributing Structures in Old Town Bluffton Historic District.

Seconded by Vice Chairman Flynn.

Voting Yea: Chairman Wetmore, Vice Chairman Flynn, Commissioner Delcore, Commissioner DePauw, Commissioner Howard

All were in favor and the motion passed.

VII. DISCUSSION

VIII. ADJOURNMENT

Commissioner Delcore made a motion to adjourn.

Seconded by Vice Chairman Flynn.

Voting Yea: Chairman Wetmore, Vice Chairman Flynn, Commissioner Delcore, Commissioner DePauw, Commissioner Howard

All were in favor and the motion passed. The meeting adjourned 6:10pm.

PLANNING COMMISSION



STAFF REPORT Department of Growth Management

MEETING DATE:	July 22, 2026
PROJECT:	Village at Verdier (aka Seagrass Station) – Expiration of Development Agreement and UDO Amendments to Establish/Embed Planned Unit Development (PUD) Standards (UDO Article 4, Article 5, and new Appendix B)
PROJECT MANAGER:	Dan Frazier , Principal Planner

INTRODUCTION: As set forth in Section 3.5.2 of the Unified Development Ordinance (UDO), “an application for a UDO Text Amendment may be initiated by a Town of Bluffton property owner, Town Council, Planning Commission, or the UDO Administrator when public necessity, convenience, State or Federal law, general welfare, new research, or published recommendations on zoning and land development justifies such action.”

PLANNING COMMISSION WORKSHOP: Per UDO Section 3.2.2.F. “Planning Commission Workshops are intended to be the first official presentation of a proposed project to provide the public with information and a forum to initially review the application and identify applicable application review criteria. Meetings are encouraged as opportunities for informal, non-binding communication between the Applicant and neighboring property owners who may be affected by the application.”

While a text amendment is not a development project, discussion of the amendment in a workshop setting is an opportunity to have an informal discussion regarding its purpose, necessity and implications. Town Staff may also receive guidance from the Planning Commission in its preparation of a formal recommendation per the process indicated in UDO Sec. 3.5. No votes are taken, and no recommendation will be made at the workshop.

BACKGROUND: The General Assembly adopted the South Carolina Local Government Development Agreement Act in 1993 S.C. Code Title 6, Chapter 31, § 6-31-10, et seq. The Act authorizes binding agreements between local governments and developers for the long-term development of large tracts of land. A development agreement gives a developer a vested right for the term of the agreement to process according to land use regulations in existence on the execution date of the agreement.

The original Village at Verdier Development Agreement was approved by Town Council on December 18, 2002, and first amended on April 12, 2011, and then again for a second amendment on January 10, 2017. An amendment was made to the Master Plan in May 2023, but there was no impact to the Development Agreement.

Original Agreement: The Agreement (2002) established a mixed-use development with 510 residential dwelling units and 200,000 square feet of commercial space for 10 years.

First Amendment: The first amendment to the Agreement (2011) altered the entitlements and dedications to the following.

- 404 residential dwelling units (RDUs).

- 404,000 square feet of commercial space.
- 30,000 square feet of civic use.
- Allocate five percent (5%) of the RDUs for affordable/workforce housing.
- Development standards governed by the UDO.
- Granted a Second Renewal Term for an additional five (5) years.

Second Amendment: The second amendment to the Agreement in 2017 amended the PUD Text and Master Plan to incorporate Health/Human Care as a Planning Area.

Tolling: In 2010 & 2013, SC State Acts 297 & 112 (respectively) provided an additional nine (9) years of tolling. With additional years, the Village at Verdier Development Agreement has been extended to December 17, 2026.

Development Rights: The Development Rights outlined in the agreement (first amendment) permitted 404 RDUs, 404,000 square feet of non-residential use, and 30,000 square feet of civic use. In 2018 (approximate), the Security Bank of Kansas City converted 108,000 SF of non-residential square footage to 54 RDUs. These RDUs were sold to ESA P Portfolio, LLC and were used for the construction of the Extended Stay America hotel, in conjunction with the 6 RDUs to create the 120-room hotel.

As the Development Agreement nears expiration, the remaining development rights include 9 RDUs to be dedicated to the workforce housing obligation and 30,582 SF of non-residential use will be transferred to the Town of Bluffton's Density Bank (See Attachment 1).

During the April 7, 2026, Town Council workshop, Town Staff requested direction on the process to expire the Development Agreement and incorporate the PUD into the UDO, noting the Agreement expiration date of December 17, 2026, and providing a tentative timeline for UDO amendments.

Town Staff are proposing to incorporate language into the UDO to include the Village at Verdier PUD description and allowed densities. Planning Commission is now asked to continue the public process and assist in refining the ordinance approach prior to hearings and formal recommendations.

FOR DISCUSSION: Changes are proposed to Article 4 – *Zoning Districts* and Article 5 – *Design Standards*. In Article 4, the Village at Verdier Planned Unit Development would be added as a zoning district with its permissible uses incorporated into Table 4.3. Modifications to Article 5 of the UDO would clarify that Village at Verdier is subject to the rules and regulations of the UDO, while identifying where the Development Agreement standards continue to apply. An *Appendix B* is also proposed to codify design and development standards which are specific to the Village at Verdier Planned Unit Development.

See Attachment 1 for the proposed amendments.

Consideration of the items above will serve as the basis for determining the appropriateness of the proposed UDO amendments. Input received from the Planning Commission and public during the discussion will be used to make necessary changes to the proposed amendments. Town Staff intends for the item to return to Planning Commission for a public hearing and recommendation at the August 22, 2026 meeting. This is an informal discussion, and no votes will be taken nor a recommendation by the Planning Commission.

NEXT STEPS: The proposed text amendment will be reviewed as follows:

- Town Council Workshop: 04-07-2026
- Planning Commission Workshop: 07-22-2026
- Community Meetings (2): TBD*
- Planning Commission Public Hearing and Recommendation: 08-22-2026*
- Town Council 1st Reading: 11-10-2026*
- Town Council 2nd Reading: 12-08-2026*

ATTACHMENTS:

1. Proposed UDO Text Amendments
2. Verdier Development Rights Calculations 02.23.2026
3. Amended Master Plan 05.09.2023

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Unified Development Ordinance

Cover

Unified Development Ordinance Amendments

Unified Development Ordinance User Guide

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Article 5 Design Standards

Article 6 Sustainable Development Incentives

Article 7 Nonconformities

Article 8 Penalties and Enforcement

Article 9 Definitions and Interpretation

Appendices

Appendix A: Planned Unit Development for Bluffton Village

Appendix B: Planned Unit Development for Village at Verdier

Article 4 (Zoning Districts)

Sec. 4.1.1, Establishment of Zoning District, Zoning Districts

Zoning District	District Character	Maximum Density
Preserve (PR)	Permanently preserved lands	N/A
Agricultural (AG)	Agricultural; rural residential at very low densities	1 dwelling unit per acre, nonresidential density based upon the lot standards of Article 5, Design Standards
Rural Mixed Use (RMU)	Low-intensity, mixed-use development	Density based upon the lot standards of Article 5, Design Standards
Residential General (RG)	Moderate-density residential	4 dwelling units per acre, nonresidential density based upon the lot standards of Article 5, Design Standards
Neighborhood Core (NC)	Moderate-intensity, mixed-use development	Density based upon the lot standards of Article 5, Design Standards
General Mixed-Use (GM)	High-intensity, mixed-use development	Density based upon the lot standards of Article 5, Design Standards
Light Industrial	Primarily industrial-based employment centers	Density based upon the lot standards of Article 5, Design Standards
Riverfront Edge Historic District (RV-HD)	Low-density residential along the May River within the Historic District	Density based upon the lot standards of Article 5, Design Standards
Neighborhood Conservation Historic District (NCV-HD)	Low-density residential within the Historic District	Density based upon the lot standards of Article 5, Design Standards
Neighborhood General Historic District (NG-HD)	Moderate-density residential with limited commercial uses within the Historic District	Density based upon the lot standards of Article 5, Design Standards
Neighborhood Center Historic District (NCE-HD)	Moderate-intensity, mixed-use development within the Historic District	Density based upon the lot standards of Article 5, Design Standards
Neighborhood Core Historic District (NC-HD)	Commercial heart of the Historic District with the greatest potential for mixed-use within multi-story buildings	Density based upon the lot standards of Article 5, Design Standards
Planned Unit Development (PUD)	Mixed use master planned communities	Density based upon the lot standards of Article 5, Design Standards

Planned Unit Development (PUD) for Bluffton Village	Mixed use master planned community	Density based on standard in Appendix A, <i>Planned Unit Development for Bluffton Village</i>
Planned Unit Development (PUD) for Village at Verdier	Mixed use master planned community	Density based upon the lot standards of Article 5, Design Standards
Highway Corridor Overlay (HCO)	Overlay district for major corridors	Density based upon the lot standards of Article 5, Design Standards

Sec. 4.2.16 Planned Unit Development (PUD) for Village at Verdier – NEW SUBSECTION

A. Purpose and Intent. The PUD district provides certain zoning regulations for Village at Verdier (also known as Seagrass Station) after the expiration of its Development Agreement with the Town of Bluffton.

B. Applicability. The boundaries of the Village at Verdier PUD district are illustrated on the Official Zoning Map and the district is shown as "PUD."

C. Allowed Uses. Uses permitted and conditions and standards for those permitted uses are provided in Section 4.3, Section 4.4 and Appendix B, Section 3.

D. Density. Maximum residential density shall be subject to the lot standards of Article 5, *Design Standards* and not exceed the development rights in Appendix B, Section 2.

E. Square Footage. Maximum square footage allocated for the entirety of Village at Verdier shall be subject to Appendix B of this UDO.

G. Planning Areas. The Village at Verdier PUD is divided into Planning Areas as identified in the approved Master Plan. The Planning Areas and their associated allowed land uses are provided in Appendix B of this UDO.

H. Lot Standards. All lots shall be subject to the standards of Article 5, except as otherwise provided in Appendix B of this UDO.

I. Building Standards. All buildings shall be subject to the standards of Article 5, except as otherwise provided in Appendix B of this UDO.

J. Workforce Housing. A minimum of five percent (5%) of the total residential dwelling units shall be allocated for affordable/workforce housing, as established in the First Amendment to the Development Agreement.

Table 4.3 Uses by District

	Preserve (PR)	Agricultural (AG)	Rural Mixed Use (RMU)	Residential General (RG)	Neighborhood Core (NC)	General Mixed Use (GM)	Light Industrial (LI)	Riverfront Edge Historic District (RV-HD)	Neighborhood Conservation Historic District (NCV-HD)	Neighborhood General Historic District (NG-HD)	Neighborhood Center Historic District (NCE-HD)	Neighborhood Core Historic District (NC-HD)	PUD for Bluffton Village	PUD for Village at Verdier
Residential														
Single-family Detached	-	P	P	P	P	P	P	P	P	P	P	P	-	C
Single-family Attached	-	-	P	P	P	P	P	-	-	P	P	P	P	C
Multi-Family	-	-	-	-	P	P	P	-	-	-	P	P	P	C
Accessory Dwelling Unit	-	C	C	C	C	C	C	C	C	C	C	C	C	C
Agriculture/Conservation														
Agricultural Use and Structures	P	P	P	P	P	P	P	P	P	P	P	P	-	C
Animal Hospital, Veterinary Clinic,	-	-	SE	-	SE	SE	SE	-	-	-	-	SE	SE	-
Horse Riding School, Horse Training Facility and/or Commercial Stables	-	P	P	-	-	P	P	-	-	-	-	-	-	-
Seafood/Shellfish Packaging/	-	-	-	-	-	SE	P	SE	-	-	-	-	-	-
Commercial Services														
Outdoor Sales	-	C	C	-	C	C	C	-	C	C	C	C	C	C
Retail Businesses	-	-	P	-	P	P	P	-	C	C	C	C	P	C
Personal Service Establishments	-	-	P	-	P	P	P	-	P	P	P	P	-	-
Restaurant	-	-	C	-	C	C	C	-	-	C	C	C	C	C
Motor Vehicle Sales and Service	-	-	-	-	-	P	P	-	-	-	-	-	-	C
Fueling/Service Station including fuel pumps/ Convenience Store	-	-	C	-	C	P	P	-	-	C	-	C	-	-
Car Wash	-	-	C	-	C	P	P	-	-	C	-	C	-	-
Tattoo/Body Art Parlor	-	-	-	-	-	P	P	-	-	-	-	-	P	-
Adult Oriented Business	-	-	-	-	-	SE	SE	-	-	-	-	-	-	-
Low Speed Recreational Vehicle Sales	-	-	-	-	-	-	-	-	-	-	-	C	-	-
Lodging														
Short-term rental	-	C	C	C	C	C	-	C	C	C	C	C	C	-
Homestay Rental (1-bedroom)	-	P	P	P	P	P	-	P	P	P	P	P	C	-
Bed and Breakfast - maximum of 6 guest rooms	-	P	P	P	P	P	-	P	P	P	P	P	-	-
Residential														
Single-family Detached	-	P	P	P	P	P	P	P	P	P	P	P	-	C
Single-family Attached	-	-	P	P	P	P	P	-	-	P	P	P	P	C
Multi-Family	-	-	-	-										

Table 4.3 Uses by District

	Preserve (PR)	Agricultural (AG)	Rural Mixed Use (RMU)	Residential General (RG)	Neighborhood Core (NC)	General Mixed Use (GM)	Light Industrial (LI)	Riverfront Edge Historic District (RV-HD)	Neighborhood Conservation Historic District (NCV-HD)	Neighborhood General Historic District (NG-HD)	Neighborhood Center Historic District (NCE-HD)	Neighborhood Core Historic District (NC-HD)	PUD for Bluffton Village	PUD for Village at Verdier
Nursing Homes and Long-term Care	-	P	P	-	P	P	P	-	-	P	P	P	-	C
Recreation/Entertainment														
Campgrounds and Recreational Vehicle Parks	P	P	-	-	-	-	-	-	-	-	-	-	-	-
Golf Course	-	P	-	P	-	P	P	-	-	-	-	-	-	C
Recreation Facility	C	C	C	-	C	C	C	-	-	-	C	C	P	C
Theaters and Auditoriums	-	-	-	-	P	P	-	-	-	-	P	P	P	-
Civic/Institutional														
Cemetery	-	P	P	P	P	P	P	-	-	P	P	P	-	C
Club, Lodge, Union Hall, or Social Center	-	-	P	-	P	P	P	-	-	P	P	P	P	C
Conference or Exhibition Center	-	-	-	-	P	P	P	-	-	-	-	P	P	C
Government Building	P	P	P	P	P	P	P	P	P	P	P	P	P	C
Parks	P	P	P	P	P	P	P	P	P	P	P	P	P	C
Museum	P	P	P	P	P	P	-	P	P	P	P	P	P	C
Religious Assembly	-	P	P	P	P	P	P	P	P	P	P	P	P	C
School	-	P	P	P	P	P	P	P	P	P	P	P	P	C
Utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	C
Industrial														
Artisan Workshop	-	P	P	-	P	P	P	-	P	P	P	P	P	-
Concrete and Asphalt Plants	-	-	-	-	-	-	SE	-	-	-	-	-	-	-
Contractor's Office	-	-	C	-	C	C	C	-	-	C	-	-	-	-
Junk and Salvage Operations	-	-	-	-	-	-	C	-	-	-	-	-	-	-
Light Assembly/Fabrication	-	-	-	-	-	C	P	-	-	-	-	P	-	-
Manufacturing	-	-	-	-	-	-	C	-	-	-	-	-	-	-
Manufacturing, Storefront	-	-	C	-	C	C	C	-	-	C	C	C	C	-
Manufacturing, Storehouse	-	-	-	-	C	C	C	-	-	-	-	C	-	-
Research and Laboratory	-	C	C	-	P	P	P	-	-	-	P	P	-	-
Solid Waste Transfer Facility/ Recycling Center	-	-	-	-	-	-	C	-	-	-	-	-	-	-
Telecommunication Towers	-	C	C	C	C	C	C	-	-	-	-	-	-	-
Warehouse or Distribution Operation	-	-	-	-	-	-	P	-	-	-	-	-	-	-
Other														

Table 4.3 Uses by District

PUD for Village at Verdier	-
PUD for Bluffton Village	-
Neighborhood Core Historic District (NC-HD)	P
Neighborhood Center Historic District (NCE-HD)	P
Neighborhood General Historic District (NG-HD)	-
Neighborhood Conservation Historic District (NCV-HD)	-
Riverfront Edge Historic District (RV-HD)	-
Light Industrial (LI)	-
General Mixed Use (GM)	-
Neighborhood Core (NC)	-
Residential General (RG)	-
Rural Mixed Use (RMU)	-
Agricultural (AG)	-
Preserve (PR)	-
Public and Private Parking Structures and Stand Alone Parking Lots	

Sec. 4.4.2.E — Restaurants

E. Restaurants

1. Any outdoor patio and café located on property in the Neighborhood General Historic District (NG-HD) or Neighborhood Center Historic District (NCE-HD) and is adjacent to a residential use is only permitted to have entertainment in the form of an acoustic (unamplified) guitar and/or televisions without the aid of microphones, additional speakers or other amplification.
2. Within the Historic District, any outdoor patio and café on which alcoholic beverages will be possessed, consumed, or sold shall be located a minimum of 150 feet from the property line of an existing place of religious assembly, publicly owned park, school, residential use (only if it is the sole use of the property) or other outdoor patio or café on which alcoholic beverages are possessed, consumed, or sold. If an intervening property line does not exist, then the distance measurement shall be measured from the nearest point of the existing use to the proposed outdoor patio or café.
3. Property must have frontage on SC Highway 46, Bruin Road or Burnt Church Road within the Neighborhood General – HD zoning district and Calhoun Street within the Neighborhood Center – HD zoning district. In the Neighborhood Core – HD, Light Industrial (LI), General Mixed Use (GM,) Neighborhood Core (NC), and Rural Mixed Use (RMU), where restaurants are conditionally permitted, restaurants are allowed on all properties regardless of frontage location.
4. The outdoor patio and cafe shall be delineated with railings, ornamental walls, landscaping or other suitable features that are a minimum of three feet tall.
5. Within the Planned Unit Development District for Bluffton Village, drive-thru and drive-in service is not permitted.
6. Within the Planned Unit Development District for Village at Verdier, restaurants are permitted within the Mixed-Use Planning Area and the Health/Human Care Planning Area as identified in Appendix B. Drive-thru and drive-in service is not permitted.

Sec. 4.4.2.J — Health/Human Care, Hospital – NEW SUBSECTION

- J. Within the Planned Unit Development District for Village at Verdier, hospitals are permitted only within the Health/Human Care Planning Area as identified in Appendix B.

Article 5 (Design Standards)

Sec. 5.8 Lot and Building Standards

Sec. 5.8.2 Applicability

These standards are applicable to all development and redevelopment within the Town of Bluffton outside of the *Old Town Bluffton Historic District*. For the Planned Unit Development (PUD) District for Bluffton Village, standards are provided in [Sec. 5.8.4](#).

For the Planned Unit Development (PUD) District for Village at Verdier, development standards are governed by the UDO, as established in the First Amendment to the Development Agreement. Any standards specific to the PUD are provided in Appendix B of this UDO.

5.8.5 Planned Unit Development for Village at Verdier – NEW SUBSECTION

Lot and building standards are governed by Article 5 of this UDO. Where Appendix B of this UDO provides a standard that differs from Article 5, Appendix B shall govern.

Sec. 5.13 Signs

Sec. 5.13.2.A to add a new subsection:

A. This Section shall apply to all properties within the Town except where otherwise specified by this UDO.

- Old Town Bluffton Historic District.** For properties with a Historic District (HD) zoning designation, [Sec. 5.15.6.Q](#). shall also apply; however, where a standard exists in this Section and in [Sec. 5.15.6.Q.](#), [Sec. 5.15.6.Q.](#) shall govern.
- Planned Unit Development Districts.** For properties within a Planned Unit Development zoning designation, not including the Planned Unit Development District for Bluffton Village, where a standard exists in this Section and the approved Development Agreement, the approved Development Agreement shall apply and govern.
- Planned Unit Development for Bluffton Village.** Signage for Bluffton Village shall comply with the requirements of this UDO and, when applicable, [Appendix A](#) of this UDO. The more restrictive standard shall apply and govern.
- Planned Unit Development for Village at Verdier.** Signage for Village at Verdier shall comply with the requirements of this UDO.

B. A sign may be installed, placed, painted, modified, maintained or replaced only in conformance with the requirements of this UDO.

C. The effect of this Section, as more specifically set forth herein, is:

- To allow a variety sign types subject to the standards and the permit procedures of this UDO;
- To exempt certain signs that are small, unobtrusive, and incidental to the principal use of the lot on which they are located, subject to the requirements of this UDO, but without a requirement for permits; and
- To prohibit all signs not expressly permitted in this UDO.

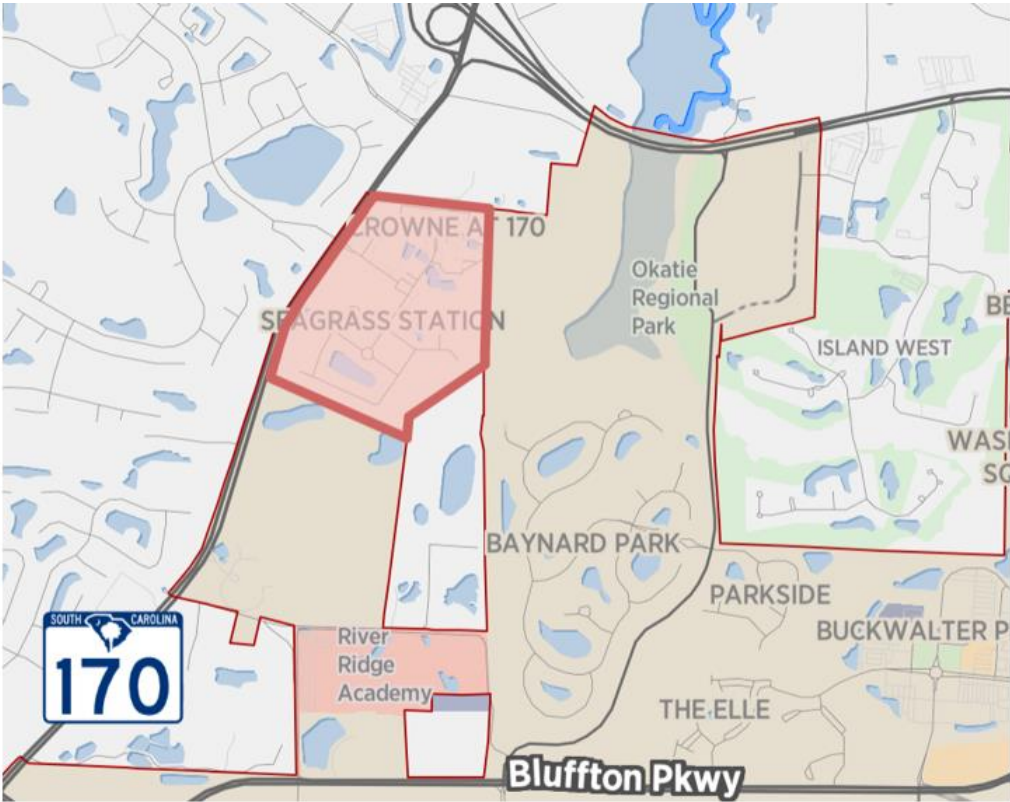
D. Regulatory Interpretations: The provisions of this UDO, as they relate to signs, shall be applied in a content neutral manner. Non-communicative aspects of all signs, not related to the content of the sign, shall comply with the provisions of this Section. “Non-communicative aspects” include the time, place, manner, location, size, height, illumination, spacing, and orientation of signs.

Appendix B: Planned Unit Development for Village at Verdier

Section 1 — Vicinity Map

Planned Unit Development for Village at Verdier

- Total Acreage**
±125.32 acres
- Original Development Agreement**
December 18, 2002
(Ordinance No. 2002-12)
- First Amendment**
April 12, 2011
(Ordinance No. 2011-05)
- Second Amendment**
January 10, 2017
- Third Amendment (Master Plan only)**
May 9, 2023
- Development Agreement Expiration**
December 17, 2026
- Allowed Uses**
See Sec. 4.3, Table 4.3
- Allowed Planning Areas**
See Section 3 of this Appendix



Section 2 — Development Rights

The following development rights are established for the Village at Verdier PUD, carried over from the First Amendment to the Development Agreement (2011) and subsequent transfers:

Development Right Category	Total Authorized*	Remaining*
Residential Dwelling Units (RDUs)	404 RDU	To be determined by Town Staff at time of adoption
Non-Residential (Commercial) Square Feet	404,000 SF	30,582 SF
Civic Square Feet	30,000 SF	0 SF (dedicated)
Workforce Housing Obligation	5% of RDUs (≥ 21 DU)	9 RDUs

*As of February 23, 2026

-Note 1: Upon expiration of the Development Agreement, no additional conversions of non-residential square footage to residential dwelling units shall be permitted unless authorized by a UDO text amendment approved by Town Council.

Section 3 — Planning Areas

The Village at Verdier PUD is divided into the following Planning Areas as identified on the approved Master Plan:

1. **Town Home** — Single-family detached, single-family attached, two or three family dwelling, interior apartment dwelling, Bluffton Historic Small Home, accessory dwelling unit/ dependency unit, manufactured home, manufactured home park
2. **Neighborhood Residential** — Single-family detached, single-family attached, two or three family dwelling, interior apartment dwelling, Bluffton Historic Small Home, accessory dwelling unit/ dependency unit, manufactured home, manufactured home park
3. **Village Hamlet** — Single-family detached, single-family attached, two or three family dwelling, interior apartment dwelling, Bluffton Historic Small Home, accessory dwelling unit/ dependency unit, manufactured home, manufactured home park
4. **Private Open Space** — Activities related to soil and water conservation, measurement and control, Agricultural use and structures, breeding bird and endangered species habitat, other conservation purposes, government nature preserves, publicly owned and/or operated park, open space, recreational facility or use, and the equipment necessary for servicing such use, wildlife refuge, golf learning and practice facility
5. **Multi-Family** — Single-family detached, single-family attached, two or three family dwelling, interior apartment dwelling, Bluffton Historic Small Home, accessory dwelling unit/ dependency unit, manufactured home, manufactured home park
6. **Mixed-Use** — Two or three family dwelling, interior apartment dwelling, family day care home (6 or less children), group day care home (7 to 12 children), child care center (13 to 22 children), civic or institutional use, library, museum, post office, public emergency service facilities, public parks, school, and other commercial uses as permitted in Section 4.3, Table 4.3 of this UDO.
7. **Health/Human Care** — All uses authorized in the Mixed-Use Planning Area, plus hospital, medical/dental/health practitioner office, outpatient care/treatment/diagnostic facility, nursing home/assisted living facility, and home health care service.

The Planning Areas included above shall be used to identify allowed land uses within each tract. The tract boundaries indicated on the Master Plan and land use areas within tract boundaries are not intended to be rigid exact boundary lines. The Master Plan shall maintain constraints, tree preservation, market conditions, and design parameters.

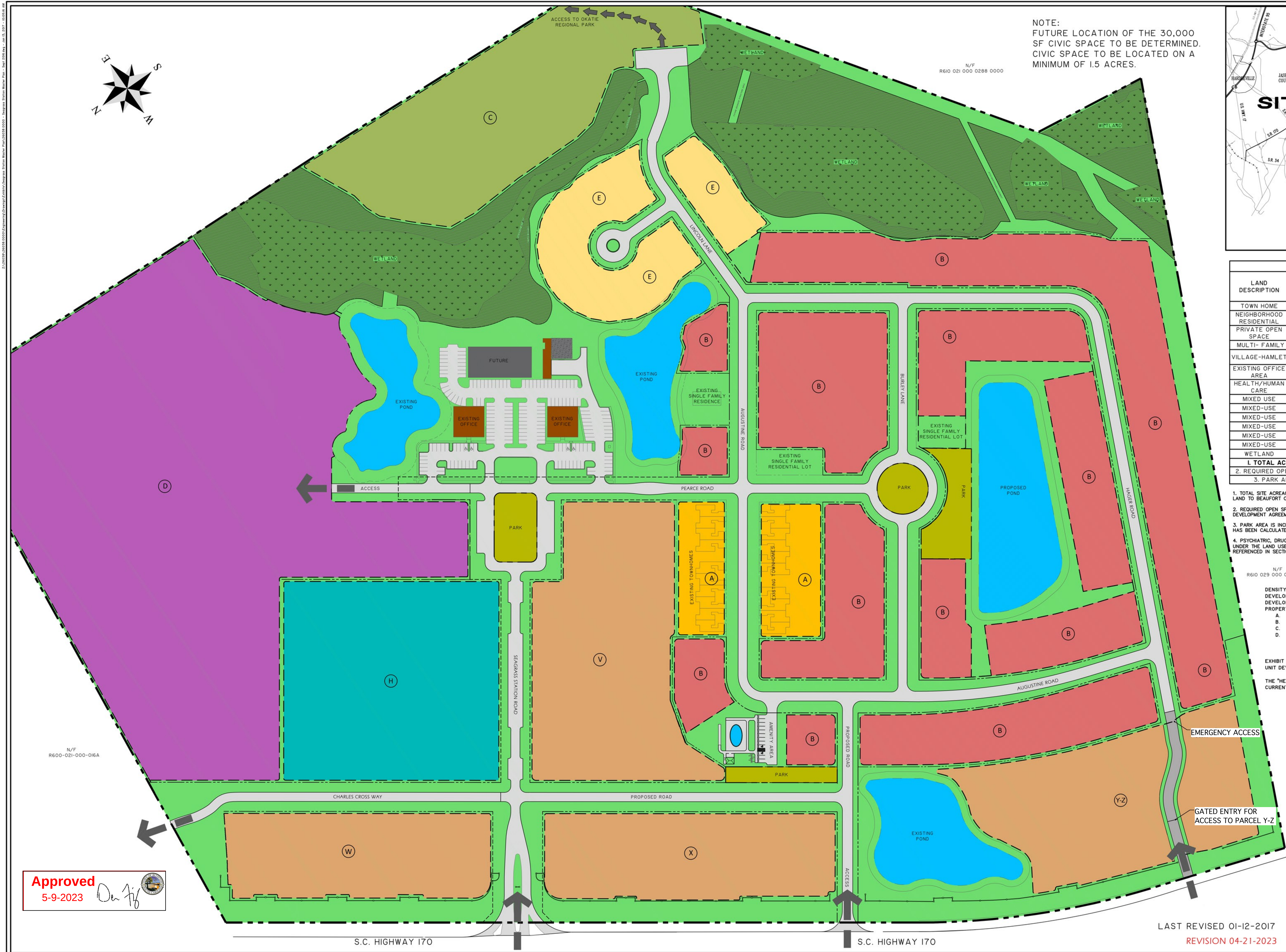
Village at Verdier

Security Bank of Kansas City

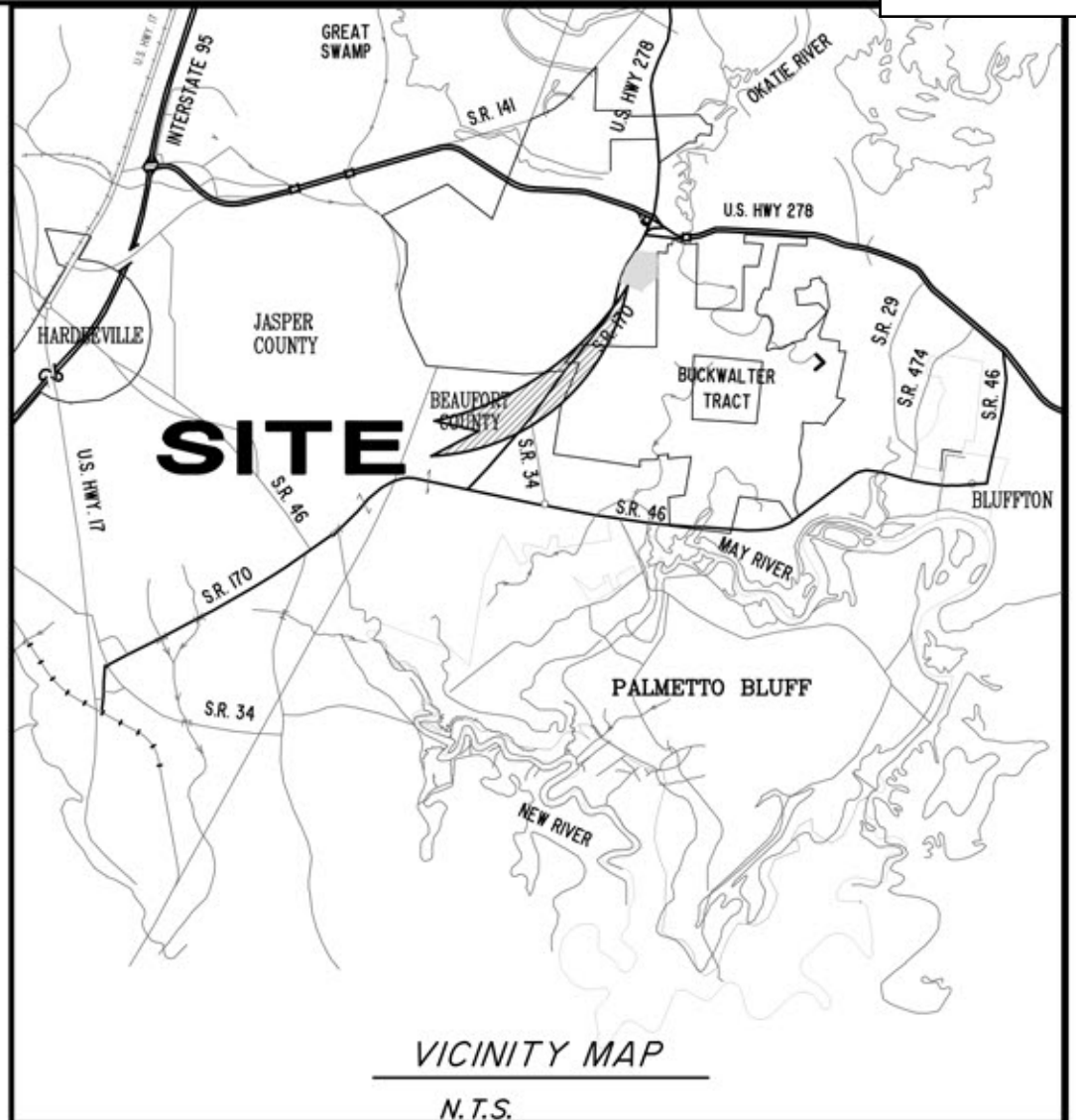
Residential Non-Residential Development Rights Transfers Summary

Description	Development Rights		
	Residential Dwelling Unit (RDU)	Non-Residential Square Feet (SF)	Civic Square Feet (SF)
Total Development Rights per Development Agreement <i>(Per Section XI.K., 5% must be allocated for Workforce Housing which equates to 21 DUs [404 x 5% = 20.2 rounded up to 21])</i>	404 RDU	404,000 SF	30,000 SF
Phase 1 - Platted <i>(92 RDU Lots were initially platted which were later purchased and reconfigured by Centex and/or Pulte)</i>	(72) RDU	0 SF	0 SF
Phase 2B - Platted <i>(0 RDU Lots were initially platted which were later purchased and reconfigured by Centex and/or Pulte)</i>	(53) RDU	0 SF	0 SF
Phase 2C - Platted <i>(40 RDU Lots were initially platted which were later purchased and reconfigured by Centex and/or Pulte)</i>	(14) RDU	0 SF	0 SF
Parcel A-1, A-2, and A-3 Recombination - Sale and Assignment for Multi-Family to Crowne at 170, Limited Partnership <i>(Crowne agrees to fulfill a portion of the Workforce Housing obligation with 12 RDU rentals dedicated to Workforce Housing and the remaining 238 RDU rentals at market rate)</i>	(250) RDU	0 SF	0 SF
25 Pearce Road - Sold to LMD Holdings, Inc. <i>(Existing structure initially constructed as a Business Center/Office for the residents of Verdier)</i>	0 RDU	(4,900) SF	0 SF
39 Pearce Road - Sold to Stallings Holding Company, LLC <i>(Existing structure initially constructed as a Spa/ Fitness Center for the residents of Verdier)</i>	0 RDU	(4,900) SF	0 SF
Parcel A-2 - Sold to Healtsouth South Carolina Real Estate, LLC <i>(43,031 Heated SF Constructed; 1,969 SF Remaining)</i>	0 RDU	(45,000) SF	0 SF
Conversion of 108,000 Square Feet to 54 RDUs	54 RDU	(108,000) SF	0 SF
New Parcel 3.496 Acres - Sold to ESA P Portfolio, LLC <i>(Comprised of remaining market rate/unrestricted 6 RDUS and 54 RDUs created from conversion)</i>	(60) RDU	0 SF	0 SF
39 Pearce Road - Sold to Stallings Holding Company, LLC <i>(Future Expansion of Chiropractic Clinic)</i>	0 RDU	(18,000) SF	0 SF
Parcels A & B - 1.6 Acres Total - Donated to Town of Bluffton	0 RDU	0 SF	(30,000) SF
New Parcel A - 5 Acres - Sold to Charlie & Brown, LLC	0 RDU	(80,000) SF	0 SF
Commercial Parcel Remainder A - 5.49 Acres - Sold to Bright Holdings, LLC	0 RDU	(85,520) SF	0 SF
Outparcel - 1.17 Acres - Sold to Parcel 4 Seagrass Station, LLC	0 RDU	(15,000) SF	0 SF
Security Bank of Kansas City Current Holdings <i>(9 RDUs reserved to fulfill the remaining Workforce Housing obligation)</i>	9 RDU	42,680 SF	0 SF
Pending Assignment - Parcel A-3 - 3.289 Acres - Encompass Health South Carolina Real Estate, LLC	0 RDU	(12,098) SF	0 SF
Security Bank of Kansas City Holdings After Pending Assignment <i>(9 RDUs reserved to fulfill the remaining Workforce Housing obligation)</i>	9 RDU	30,582 SF	0 SF

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NOTE:
FUTURE LOCATION OF THE 30,000
SF CIVIC SPACE TO BE DETERMINED.
CIVIC SPACE TO BE LOCATED ON A
MINIMUM OF 1.5 ACRES.



LAND USE KEY			
LAND DESCRIPTION	SYMBOL	MPA REVISION APPROVED AUGUST 2015 ACREAGE	PROPOSED MPA REVISION 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.

4. PSYCHIATRIC, DRUG AND ALCOHOL REHABILITATION SERVICES WOULD NOT BE ALLOWED UNDER THE LAND USE OF HOSPITAL IN LAND DESCRIPTION HEALTH/HUMAN CARE AS REFERENCED IN SECTION 2.B.7 OF THE PLANNED UNIT DEVELOPMENT AGREEMENT.

N/F
R610 029 000 0483 0000

DENSITY AND LAND USE:
DENSITY REMAINS CONSISTENT WITH PREVIOUSLY APPROVED DEVELOPMENT AGREEMENT. THE FOLLOWING IS AN EXCERPT FROM THE DEVELOPMENT AGREEMENT: MIXED USE DEVELOPMENT ON THE PROPERTY SHALL BE LIMITED TO THE FOLLOWING:
A. 404,000 SQUARE FEET OF COMMERCIAL;
B. 404 RESIDENTIAL DWELLING UNITS; AND
C. 30,000 SQUARE FEET OF CIVIC DEVELOPMENT
D. NOTWITHSTANDING ANY OTHER PROVISIONS CONTAINED WITHIN THE UNIFIED ORDINANCE, COMMERCIAL USES WITHIN THE PROPERTY SHALL BE LIMITED TO THOSE MORE FULLY DESCRIBED IN EXHIBIT "D"
EXHIBIT D REFERS TO THE VILLAGE AT VERDIER PLANTATION PLANNED UNIT DEVELOPMENT AMENDED DECEMBER 29, 2010

THE "HEALTH/HUMAN CARE" LAND USE TO BE INCLUDED WITHIN THE CURRENTLY APPROVED 404,000 SQUARE FEET OF COMMERCIAL.

MASTER PLAN
VILLAGE AT
VERDIER
PLANTATION
BLUFFTON, SC
PREPARED FOR:
HEALTHSOUTH REHABILITATION
HOSPITAL OF LOWCOUNTRY, 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-26038.0000
DRAWN: JRS
REVIEWED: JRS

DATE: 01-12-17
SCALE: 1"= 100'
SHEET: 1 OF 1

Approved
5-9-2023

LAST REVISED 01-12-2017
REVISION 04-21-2023