

PLANNING COMMISSION



STAFF REPORT Department of Growth Management

MEETING DATE:	March 25, 2026
PROJECT:	1181 May River Road Preliminary Development Plan
APPLICANT:	Nathan Sturre, P.E., Sturre Engineering
PROJECT NUMBER:	DP-12-25-020070
PROJECT MANAGER:	Dan Frazier, AICP, Planning Manager Department of Growth Management

REQUEST: The Applicant, Nathan Sturre of Sturre Engineering, on behalf of property owner Trevor Wells requests approval of a Preliminary Development Plan application. The project consists of a two-story 8,000 SF mixed use building with parking and associated infrastructure (Attachment 1).

INTRODUCTION: The subject property is zoned Neighborhood Core (NC) and consists of approximately 1.36 acres identified by tax map number R610 039 000 097A 0000. The property is located north of May River Road west of Whispering Pine Street and contains an existing 12,000 SF recreation facility (Attachment 2).

BACKGROUND: This application is for a Preliminary Development Plan located within the NC Zoning District and is subject to the standards set forth in the Unified Development Ordinance (UDO). The subject property is located within the Highway Corridor Overlay District (HCOD) and will require a Certificate of Appropriateness – Highway Corridor Overlay District (COFA-HCOD) reviewing architecture, landscaping, and lighting at the time of Final Development Plan approval.

On January 7, 2025, the Board of Zoning Appeals (BZA) approved a variance from Unified Development Ordinance (UDO) Section 5.3.7.B.2.b to allow a 35-foot encroachment into the 50-foot HCOD vegetative buffer along SC HWY 46 (May River Road) for the subject property (Attachment 3).

As reflected in the revised submittal, the proposed development includes a two-story mixed-use building with associated drives, parking, landscaping, and utilities with 4,000 SF of commercial space on the first floor and four (4) 1,000 SF residential dwelling units on the second floor. The site will be accessed from the existing drive along May River Road and a proposed full access connection at Jason Street (Attachment 4).

Per UDO Section 5.11.3., based on the proposed mixed-use building, a total of 24 spaces are required. In accordance with UDO Table 5.11.3.C. Parking Spaces, the Applicant provided justification for a parking ratio of 1 space per 1,000 SF for the existing gymnasium. Staff finds this justification acceptable. Based on the overall proposed site plan, a total of 36 parking spaces are required and the Applicant proposes 41 parking spaces.

Additionally, the Applicant provided a Traffic Impact Analysis (TIA) which has been reviewed and approved by the South Carolina Department of Transportation (SCDOT). The TIA concludes that the proposed development is anticipated to have minimal impact on the surrounding road network and does not recommend any mitigation measures (Attachment 5).

The Preliminary Development Plan was reviewed at the February 4, 2026, DRC meeting (Attachment 6). The Applicant provided a response to comments and revised plans on February 25, 2025 (Attachment 7 and 4).

REVIEW CRITERIA & ANALYSIS: The Planning Commission shall consider the criteria set forth in Section 3.10.3.A of the Unified Development Ordinance in assessing an application for a Preliminary Development Plan. The applicable criteria are provided below followed by Staff Finding(s) based upon review of the application submittals to date.

1. Section 3.10.3.A.1. Conformance with the applicable provisions provided in Article 5, Design Standards.

Finding. The subject property is located within the Neighborhood Core (NC) Zoning District and therefore is subject to the standards set forth in the Town's Unified Development Ordinance (UDO).

Finding. The Applicant was granted a variance from UDO Section 5.3.7.B.2.b to allow a 35-foot encroachment into the 50-foot HCOD vegetative buffer along SC HWY 46 (May River Road) for the subject property.

2. Section 3.10.3.A.2. The proposed development shall be in conformance with any approved Development Agreement, PUD Concept Plan, PUD Master Plan, Subdivision Plan, or any other agreements or plans that are applicable.

Finding. The proposed development is not within any PUD, Development Agreement, or Subdivision Plan.

3. Section 3.10.3.A.3. If the proposed development is associated with a previously approved Master Plan, then the traffic and access plans shall adhere to the previously approved traffic impact analysis or assessment, where applicable. If an application is not associated with a previously approved PUD Master Plan, then a traffic impact analysis shall be required at final development plan submittal.

Finding. The Applicant provided a Traffic Impact Analysis (TIA) which has been reviewed and approved by the South Carolina Department of Transportation (SCDOT). The TIA concludes that the proposed development is anticipated to have minimal impact on the surrounding network and does not recommend any mitigation measures

4. **Section 3.10.3.A.4. The proposed development must be able 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. Letters from the agencies providing public services will be required at time of Final Development Plan submittal per the Applications Manual.

5. **Section 3.10.3.A.5. The phasing plan, if applicable, is logical and is designed in a manner that allows each phase to fully function independently regarding services, utilities, circulation, facilities, and open space, irrespective of the completion of other proposed phases.**

Finding. The project is proposed to be completed in a single phase.

6. **Section 3.10.3.A.6. The application must comply with applicable requirements in the Applications Manual.**

Finding. The application has been reviewed by Town Staff and has been determined to be complete.

PLANNING COMMISSION ACTIONS: The Planning Commission has the authority to take the following actions with respect to the application as authorized by Section 2.2.6.C.5 of the UDO:

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

RECOMMENDATION: Town Staff finds that the requirements of Section 3.10.3.A of the Unified Development Ordinance (UDO) are met and recommends that the Planning Commission approve the development plan application as submitted.

ATTACHMENTS:

1. Application and Project Narrative
2. Vicinity Map
3. Variance Appeal Order 01 07 2025
4. Revised Site Development Plans 02 25 2026
5. Traffic Impact Analysis October 2025

6. DRC Staff Comments & Original Site Development Plans 12 23 2025
7. Response to Staff Comments 02 25 2026