

PLANNING COMMISSION

STAFF REPORT

Department of Growth Management



MEETING DATE:	December 20, 2023
PROJECT:	Alljoy Donut Company Preliminary Development Plan
APPLICANT:	Maria Drawdy, Maria Ghys Designs, LLC
PROJECT NUMBER:	DP-09-23-018499
PROJECT MANAGER:	Dan Frazier Principal Planner Department of Growth Management

REQUEST: The Applicant, Maria Drawdy of Maria Ghys Designs, LLC on behalf of the property owner, Troy Derda, is requesting approval of a Preliminary Development Plan. The project proposes the construction of a two-story building with a donut shop on the first floor and a residential unit on the second floor, associated parking and infrastructure (Attachment 1).

INTRODUCTION: The property is identified by tax map number R610 039 00A 0416 0000 and consists of 0.21 acres located at 26 Bruin Road in the Neighborhood General Historic District (Attachment 2).

BACKGROUND: This application is for a Preliminary Development Plan located within the NG-HD and is subject to the standards set forth in the Town of Bluffton Unified Development Ordinance (UDO). The subject property is currently vacant and located on the southwest corner of the intersection of Bruin Road and Pritchard Street. Access is proposed from Bruin Road and the project engineer is currently coordinating with SCDOT, BJWSA and Dominion Energy. The proposed development includes a 2-story 2,388 SF structure including a Donut Shop and a residential unit above.

Staff comments on the Preliminary Development Plan were reviewed at the October 25, 2023, Development Review Committee meeting (Attachment 3). The Applicant provided a response to comments and revised site development plans on November 21, 2023. The revised site plan demonstrates that the proposed development meets parking, open space, tree canopy and landscaping requirements (Attachments 4).

As the site is located within the Neighborhood General – Historic District, a Certificate of Appropriateness-HD is required.

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 proposed site improvements conform with the applicable provisions provided in Article 5, Design Standards.

- 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 proposed development is not within any approved Master Plan or PUD.

- 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. The project engineer is currently coordinating with SCDOT on access compliance, and with BJWSA, Dominion Energy and Hargray on utility design.

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 current project is proposed to be completed in a single phase of construction.

- 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 are met and recommends that the Planning Commission approve the application as submitted.

ATTACHMENTS:

1. Application and Narrative
2. Vicinity Map
3. DRC Comments and Original Site Development Plans 09 21 23
4. Revised Site Development Plans 11 21 23