

# PLANNING COMMISSION

## STAFF REPORT

### Department of Growth Management



<b>MEETING DATE:</b>	December 20, 2023
<b>PROJECT:</b>	Parklands Drive Tract 4 Preliminary Development Plan
<b>APPLICANT:</b>	Jennifer Townsley, Palmetto Coastal Landscaping
<b>PROJECT NUMBER:</b>	DP-05-23-018081
<b>PROJECT MANAGER:</b>	Dan Frazier Principal Planner Department of Growth Management

**REQUEST:** The Applicant, Jennifer Townsley of Palmetto Coastal Landscaping, on behalf of the property owner, Hampton Lake Community Association, Inc., is requesting approval of a Preliminary Development Plan. The project proposes to construct an enclosed storage area including a gravel storage yard, gravel access drive, stormwater BMP, and water service to utilize as vehicle and equipment storage for landscaping operations. (Attachment 1).

**INTRODUCTION:** The property is zoned Buckwalter PUD and consists of approximately 10.9 acres, identified by tax map number R614-029-000-1985-0000 located on Parklands Drive within the Brightwater at Hampton Lake Master Plan (Attachments 2 and 3).

**BACKGROUND:** This application is for a preliminary development plan located within the Buckwalter PUD and is subject to the standards set forth in the Buckwalter PUD Development Agreement and Concept Plan, and the Brightwater at Hampton Lake Master Plan.

Staff comments on the Preliminary Development Plan were reviewed at the June 28, 2023, Development Review Committee meeting (Attachment 4). The Applicant provided a resubmittal on November 22, 2023, including revised site development plans (Attachment 5).

The site will be accessed off Parklands Drive, a private road owned by Hampton Lake Road Associates Inc. The site previously served as a stockpile yard for dredged material during the construction of the adjacent apartment complex and a significant amount of excavated materials is present onsite. The site is currently vacant aside from a stormwater wet pond along the western property boundary, collecting runoff from the rear of the adjacent single-family residences.

**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 property lies within the Buckwalter PUD and therefore is not subject to the Design Standards set forth in Article 5 of the UDO.*

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. Town Staff finds that the preliminary development plan is in conformance with the Buckwalter PUD Development Agreement and Concept Plan and the the Brightwater at Hampton Lake Master 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 within the Buckwalter PUD and the Brightwater at Hampton Lake Master Plan. 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. Using the original study as a template, Hampton Lake, LLC commissioned a traffic impact study specifically for Hampton Lake. This addendum to the original traffic study notes that the Hampton Lake main access point at Hampton Parkway and proposed secondary access at River Ridge Drive/Flat Creek Drive may eventually require signalization. Both intersections are now signalized. Any traffic generated by the proposed development will be negligible.*

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. Beaufort-Jasper Water and Sewer Authority (BJWSA) will be the water service provider for this project. The only utility proposed for the project will be extension of a 2" water line to provide a private yard hydrant (see Attachment 5, Sheet 8 Utility Plan).*

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

**ATTACHMENTS:**

1. Application and Project Narrative
2. Vicinity Map
3. Brightwater at Hampton Lake Master Plan
4. DRC Comments and Original Site Development Plans
5. Revised Site Development Plans 11 22 23