

PLANNING COMMISSION

STAFF REPORT

Department of Growth Management



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| MEETING DATE: | April 26, 2023 |
| PROJECT: | 1268 May River Road Preliminary Development Plan |
| APPLICANT: | Nathan Sturre of Sturre Engineering |
| PROJECT NUMBER: | DP-11-22-017440 |
| PROJECT MANAGER: | Dan Frazier Principal Planner Department of Growth Management |

REQUEST: The Applicant, Nathan Sturre of Sturre Engineering, on behalf of the property owner, May River Project, LLC, is requesting approval of a Preliminary Development Plan. The project proposes the construction of a concrete apron, gravel access drive, rain garden, gravel parking spaces and a concrete van accessible ADA space to accommodate conversion of the site use from residential to commercial (Attachment 1).

INTRODUCTION: The property is zoned Neighborhood General – Historic District (NG-HD), consists of approximately 0.7 acres identified by tax map number R610 039 00A 0147 0000, and is located at 1268 May River Road (Attachments 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 parcel is located on the south side of May River Road between Wharf Street and Dubois Lane with access to the parcel from May River Road. The site currently houses the historic structure Nathaniel Brown's Cottage, built in 1950, with an outparcel building and wooden shed. The project proposes the conversion of the main house and outparcel building to commercial/office space. The project requires development plan approval since it proposes a material change in land use from residential to commercial (Attachment 3).

Staff comments on the Preliminary Development Plan were reviewed at the March 22, 2023, Development Review Committee meeting (Attachment 4). The Applicant provided a response to comments on March 28, 2023 (Attachments 5).

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. Water service for the site will be provided through a 2-unit meter bank adjacent to the access serving both existing structures. The 2" connection will tie into an existing 10" watermain in the May River Road right of way. Sewer service for the site will utilize the existing lateral connections.

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. Land Development and Landscape Plan Set
4. 3-15-23 DRC Comments
5. Response to Comments