

# PLANNING COMMISSION

## STAFF REPORT

### Department of Growth Management



<b>MEETING DATE:</b>	June 26, 2024
<b>PROJECT:</b>	New Riverside Medical Office Preliminary Development Plan
<b>APPLICANT:</b>	Ryan Lyle, Davis & Floyd
<b>PROJECT NUMBER:</b>	DP-03-24-019067
<b>PROJECT MANAGER:</b>	Dan Frazier Principal Planner Department of Growth Management

**REQUEST:** The Applicant, Ryan Lyle of Davis & Floyd, Inc. on behalf of Russell Baxley of Beaufort Memorial Hospital is requesting approval of a Preliminary Development Plan application. The project consists of a single-story, 5,000 square foot medical office building with associated parking and infrastructure (Attachment 1).

**INTRODUCTION:** The property is zoned Jones Estate Planned Unit Development and consists of approximately 1.37 acres identified by tax map number R610 036 000 3212 0000 and located within the May River Crossing Master Plan. (Attachment 2).

**BACKGROUND:** This application is for a preliminary development plan located within the Jones Estate PUD and is subject to the standards set forth in the Jones Estate PUD Development Agreement and Concept Plan and the May River Crossing Master Plan (Attachment 3).

Staff comments on the Preliminary Development Plan were reviewed at the May 1, 2024, Development Review Committee meeting (Attachment 4). The Applicant provided a response to comments and revised site plans (Attachment 5).

As reflected in the revised site plan, the proposed development includes a single-story 5,000 SF medical office building and associated parking and infrastructure. The subject parcel is an outparcel within May River Crossing and utilities have been stubbed to serve this site. Access to the site will be provided at two locations internal to the May River Crossing overall development. The proposed sidewalk connects to the adjacent parcel and extends to the May River Road right-of-way in accordance with the May River Crossing Master Plan.

A total of 18 on-site parking spaces are required and 40 spaces are provided. Per the approved May River Crossing Master Plan, any parking beyond the minimum amount required (Section 5.2.1.1 of the Development Standards Ordinance Modifications dated April 19, 2000) will be designed as pervious parking.

The subject parcel is within the Highway Corridor Overlay District and will require a

Certificate of Appropriateness reviewing landscaping, lighting, and architecture at time of final development plan approval.

**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 with the Jones Estate 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 Jones Estate PUD Development Agreement and Concept Plan. However, the proposed development does not conform to the approved May River Crossing Master Plan requirement that any parking beyond the minimum amount required (Section 5.2.1.1 of the Development Standards Ordinance Modifications dated April 19, 2000) will be designed as pervious parking.*

**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 traffic and access plan adheres to the previously approved traffic impact analysis. The overall May River Crossing development provides one point of access to May River Road and two points of access to Okatie Highway (SC Highway 170).*

**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 subject parcel is an outparcel within May River Crossing and utilities have been stubbed to serve this site. A fire hydrant, water service,*

*sewer lateral, power and natural gas exist onsite and are available for connection to serve this building.*

*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:** The proposed development does not meet the requirements of review criteria 2 above, and therefore Town staff does not recommend approval of the preliminary development plan application as submitted.

Should the Planning Commission choose to approve the application with conditions, Town staff finds that the following condition should be met prior to final development plan approval to be in accordance with the requirements of Section 3.10.3.A:

1. All proposed on-site parking in excess of the required 18 parking spaces will be designed as pervious parking at time of final development plan submittal.

**ATTACHMENTS:**

1. Application and Project Narrative
2. Vicinity Map
3. May River Crossing Master Plan
4. DRC Comments and Original Site Plans 05 01 24
5. DRC Comments Response and Revised Site Plans 05 14 24