

# PLANNING COMMISSION

## STAFF REPORT

### Department of Growth Management



<b>MEETING DATE:</b>	June 26, 2024
<b>PROJECT:</b>	Joiner Property (9 Bruin Road) Preliminary Development Plan
<b>APPLICANT:</b>	Jonathan Marsh, Witmer Jones Keefer, Ltd
<b>PROJECT NUMBER:</b>	DP-03-24-019066
<b>PROJECT MANAGER:</b>	Dan Frazier Principal Planner Department of Growth Management

**REQUEST:** The Applicant, Jonathan Marsh of Witmer Jones Keefer, Ltd. on behalf of the property owner Eugene Marks/JOHA LLC is requesting approval of a Preliminary Development Plan application. The project proposes the installation of site infrastructure including internal drive, access, parking, walks, utilities, drainage, and stormwater infrastructure to support one existing residential unit and the future development of three mixed-use commercial lots and two mixed-use carriage houses for a combined total square footage of +/- 20,600 SF (Attachment 1).

**INTRODUCTION:** The property is zoned Neighborhood Core – Historic District (NC-HD) and consists of approximately 0.79 acres identified by tax map number R610 039 00A 0021 0000 located at the northeast corner of Bluffton Road and Bruin Road (Attachment 2).

**BACKGROUND:** This application is for a Preliminary Development Plan located within the NC-HD and is subject to the standards set forth in the Town of Bluffton Unified Development Ordinance (UDO). The subject property is located on the northeast corner of the intersection of Bluffton Road and Bruin Road, and currently contains an existing home utilized for residential purposes.

The applicant proposes to subdivide the property into four total building lots and construct site infrastructure, which includes the internal driveways, access, parking, walks, utilities, drainage, and stormwater BMPs. While final building uses and tenants are to be determined, proposed building types and the corresponding lot standards meet the requirements of the UDO. Despite meeting the required lot standards, staff have concerns that there will be difficulties in placing buildings when required utilities and service yards are taken into consideration (Attachment 3).

The parcel has two existing access points: one off Bluffton Road along the western property line and one off of Bruin Road along the southern property line. The existing access points will be improved to provide access to the internal parking area, along with utility and service access. The access from Bluffton Road is proposed to be right in/right-out. The access off Bruin Road is proposed to be full access. A SCDOT-approved traffic

impact analysis showing the proposed access points was provided on June 14, 2024 (Attachment 4). It should be noted that the engineering exhibits provided in attachment 3 have not been updated to show Bluffton Road as right in/right-out and Bruin Road as full access.

The proposed plan has been designed to preserve specimen live oaks and to maintain the existing tree canopy. An arborist letter has been provided that includes detailed methods for protecting existing trees to remain including arborist recommendations for pre-construction; during construction and post construction tree preservation methods (Attachment 5).

Staff comments on the Preliminary Development Plan were reviewed at the May 1, 2024, Development Review Committee meeting (Attachment 6). The Applicant provided a response to comments and revised site development plans on May 29, 2024 (Attachments 7 and 3).

As the site is located within the Neighborhood Core – 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 applicant has provided a traffic impact analysis approved by SCDOT. No external mitigation is required.*

*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. Landscaping and Engineering Exhibits
4. Final TIA and SCDOT Approval 06 14 24
5. Arborist Letter
6. DRC Comments 05 01 24
7. Response to DRC Comments