

PLANNING COMMISSION

STAFF REPORT

Department of Growth Management



MEETING DATE:	September 27, 2023
PROJECT:	Magnolia Square Preliminary Development Plan
APPLICANT:	Willy Powell of Ward Edwards Engineering
PROJECT NUMBER:	DP-02-23-017662
PROJECT MANAGER:	Dan Frazier Principal Planner Department of Growth Management

REQUEST: The Applicant, Willy Powell of Ward Edwards Engineering, on behalf of the property owners, Ed Goeas of ERB Enterprises LLC and Trever Wells, is requesting approval of a Preliminary Development Plan. The project proposes the construction of an internal streetscape, drives, parking, walks, utilities, drainage, and stormwater to serve four mixed-use lots, two commercial lots and four residential lots (Attachment 1).

INTRODUCTION: The subject property contains three existing lots zoned Neighborhood General – HD (NG-HD), two existing lots zoned Neighborhood Core (NC), and two existing lots zoned Residential General (RG), and consists of 3.86 acres identified by tax map numbers R610 039 000 0114 0000, R610 039 000 0093 0000, R610 039 000 0094 0000, R610 039 000 0095 0000, R610 039 000 0096 0000, R610 039 000 0107 0000 and R610 039 000 107B 0000 located at 1195 – 1217 May River Road and 15-19 Jason Street. (Attachment 2).

BACKGROUND: This application is for a Preliminary Development Plan located within the NG-HD, NC and RG districts and is subject to the standards set forth in the Town of Bluffton Unified Development Ordinance (UDO). The development consists of seven (7) existing parcels, five of which front May River Road and two of which front Jason Street. The parcels are located on the north side of May River Road between Whispering Pine Street and Pin Oak Street, and immediately west of the May River Row commercial development.

The applicant proposed to construct site infrastructure, including the internal streetscape, drives, parking, walks, utilities, drainage, and stormwater BMPs in a single phase. Final building tenants are to be determined.

The four (4) proposed mixed-use lots fronting May River Road total 65,732 SF and include retail, restaurant and office use. The two (2) proposed commercial lots total 48,404 SF and include an existing 3,750 SF commercial building and proposed commercial service and office use. Primary access to these lots will be from May River Road opposite Stock Farm Road. Secondary access will be from May River Road west of the primary access, and from a proposed connection to the existing May River Row parking.

Four (4) residential lots are proposed on the two (2) parcels fronting Jason Street. Access to these residential lots will be from three residential drives along Jason Street (Attachments 3 and 4).

Staff comments on the Preliminary Development Plan were reviewed at the June 14, 2023, Development Review Committee meeting (Attachment 5). The Applicant provided a re-submittal including a response to comments on August 30, 2023 (Attachments 6). The applicant provided a second re-submittal addressing additional Town Staff concerns on September 12, 2023 (Attachments 3 and 4).

The three lots located within the NG-HD district will require Certificate of Appropriateness Historic District (COFA-HD) review and approval. The two lots within the NC district are within the highway corridor overlay and will require Certificate of Appropriateness Highway Corridor Overlay (COFA-HCO) review and approval.

Attachment 7 is a traffic impact analysis submitted by the applicant that provides the following conclusion:

Based on the results of the traffic analyses, the proposed Magnolia Square Mixed-use Development is anticipated to have minimal impact on the surrounding road network. All site access driveways should be constructed with one ingress and one egress lane and placed under stop sign control. Site Access #2 should align with Stock Farm Road, and the existing northbound geometry lane should be restriped to consist of a shared through/left-turn lane and a dedicated right-turn lane.

A Town-requested review of the traffic impact analysis agreed with the document's recommendations and findings (Attachment 8).

Additional submittal items provided by the applicant include a Site Survey, BMP Exhibit, Natural Resources Exhibit, and a Variance Approval Letter (Attachment 9).

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. An existing water main is located along the northern side (project side) of May River Road, along with a small diameter water line located along the southern side (project side) of Jason Street. This project proposes to connect the two lines to create a looped system while also extending water mains internally as needed to provide domestic, irrigation, and fire protection services to each parcel.

Finding. An existing fire hydrant is located approximately at the western boundary of the site along with one at the Pin Oak Street intersection. Additional hydrants are expected internal to the project and will be located per BJWSA, Bluffton Township Fire District, and system requirements.

Finding. BJWSA recently extended sewer to the 1195 May River Road parcel by way of these parcels. As such, existing gravity sewer is located onsite, along the back of the parcels fronting May River Road. Sewer will be extended from this existing main to each of the tenant spaces, and should any uses require grease traps or other special treatments, they will be placed between the building and the sewer main.

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 applicant proposes to construct site infrastructure, including the internal streetscape, drives, parking, walks, utilities, drainage, and stormwater BMPs in a single phase. Final building tenants are yet to be determined. Building plans for the commercial and residential development will be submitted to the Town once finalized.

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 have been met and recommends that the Planning Commission approve the application with the following condition:

1. At the time of final development plan submittal, provide a construction sequencing plan that demonstrates the proposed phased construction of the development.

ATTACHMENTS:

1. Application and Narrative
2. Vicinity Map
3. Land Development Plans
4. Site Development Plans
5. DRC Comments 6-14-23
6. Response to Comments 8-30-23
7. Traffic Impact Analysis (April 2023)
8. Traffic Impact Analysis Review (July 2023)
9. Additional Submittal Items
 - a. Site Survey
 - b. BMP Exhibit
 - c. Natural Resources Exhibit
 - d. Variance Approval Letter 8-1-23