

PLANNING COMMISSION

STAFF REPORT

Department of Growth Management



MEETING DATE:	September 27, 2023
PROJECT:	JC's Cove Recreation Building Preliminary Development Plan
APPLICANT:	Nathan Sturre of Sturre Engineering
PROJECT NUMBER:	DP-07-22-017024
PROJECT MANAGER:	Dan Frazier Principal Planner Department of Growth Management

REQUEST: The Applicant, Nathan Sturre of Sturre Engineering on behalf of the property owner James Saba, is requesting approval of a Preliminary Development Plan. The project proposes the construction of a 2,786 SF recreation building to serve the six (6) single family residences at JC's Cove. (Attachment 1).

INTRODUCTION: The property is zoned Agriculture (AG) and consists of 1.53 acres identified by tax map number R610 039 000 1129 0000 located on the south side of May River Road approximately 1,200 feet east of Buck Island Road. (Attachment 2).

BACKGROUND: This application is for a Preliminary Development Plan located within the AG District and is subject to the standards set forth in the Town of Bluffton Unified Development Ordinance (UDO). The subject parcel is currently vacant and located on the south side of May River Road at JC's Cove.

On August 11, 2015, the Town of Bluffton adopted Town Ordinance 2015-17 annexing all of the parcels on JC's Cove, rezoning the parcels to the Agriculture (AG) Zoning District. and requiring the recording of specific deed restrictions which shall run with the land. One deed restriction requires that this lot can only be utilized for common open space to include a recreational building to serve the six single family residences at JC's Cove. A second deed restriction requires a 50-foot cemetery conservation easement on the subject property where it abuts the adjacent Episcopal Cemetery. The application, as submitted, meets the requirements of all relevant deed restrictions (Attachment 3).

Staff comments on the Preliminary Development Plan were reviewed at the September 6, 2023, Development Review Committee meeting (Attachment 4). The comments were minor and did not require a formal re-submittal prior to advancing the request to the planning commission. The site is located within the highway corridor overlay and will require Certificate of Appropriateness Highway Corridor Overlay (COFA-HCO) review and 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 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 conforms with the applicable deed restrictions imposed on the property.

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. Due to the anticipated low volume of traffic generated by the proposed development, a traffic impact analysis will not be required.

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. Sewer and water currently exist adjacent to the site. A new residential grinder pump and sanitary force main will connect to the existing sewer adjacent to the site. Prior to final development plan approval, staff will require BJWSA approval to ensure the design meets their requirements.

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 have been met and recommends that the Planning Commission approve the application as submitted.

ATTACHMENTS:

1. Application and Project Narrative
2. Vicinity Map
3. Site Development Plans
4. DRC Comments 09 06 23