

# PLANNING COMMISSION



## STAFF REPORT

### Department of Growth Management

<b>MEETING DATE:</b>	February 22, 2023
<b>PROJECT:</b>	Compass Self Storage Preliminary Development Plan
<b>APPLICANT:</b>	Jonathan Steele of Compass TPC, LLC
<b>PROJECT NUMBER:</b>	DP-09-22-017236
<b>PROJECT MANAGER:</b>	Dan Frazier Principal Planner Department of Growth Management

**REQUEST:** The Applicant, Jonathan Steele of Compass TPC, LLC, on behalf of the property owner, Marilyn Faulkner of MFF Enterprises, LLC is requesting approval of a Preliminary Development Plan. The project consists of two 2-story climate-controlled storage buildings totaling 113,544 square feet including a retail sales/rental office and incidental truck rentals (Attachment 1).

**INTRODUCTION:** The property is zoned Jones Estate PUD and consists of approximately 3.21 acres identified by tax map numbers R610-036-000-0458-0000 and R610-036-000-0459-0000 and located in the southeast quadrant of the intersection of Gibbet Road and Highway 170 within the Palmetto Point Commercial Master Plan (Attachments 2 and 3).

**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 Palmetto Point Commercial Master Plan (Attachment 4).

Staff comments on the Preliminary Development Plan were first reviewed at the November 2, 2022, Development Review Committee meeting (Attachment 5). The Applicant provided a response to comments, updated narrative, and updated site plans (Attachments 6). Since the re-submitted site plan reflected a major change from the original site plan (two buildings as opposed to one building), the Preliminary Development Plan was reviewed a second time at the January 11, 2023, Development Review Committee meeting (Attachment 7). The Applicant provided a re-submittal responding to comments received (Attachment 4). Due to the project being within the Highway Corridor Overlay District, a Certificate of Appropriateness is required to be submitted examining landscaping, lighting, and architecture prior to 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 and the Palmetto Point Commercial Master 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 within the Jones Estate PUD and the Palmetto Point Commercial Master Plan. The application does not proposed any modifications to the approved land uses, density, traffic circulation or overall site design as shown on the approved Palmetto Point Commercial Master Plan. As a result, the proposed development is consistent with this requirement.*

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. Beaufort-Jasper Water and Sewer Authority (BJWSA) will be the water and sewer service provider for this project. Sewer will be provided by connecting to an existing gravity sanitary sewer main surrounding the project. 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 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 is met and recommends that the Planning Commission approve the application as submitted.

**ATTACHMENTS:**

1. Application and Updated Narrative
2. Vicinity Map
3. Palmetto Point Commercial Master Plan
4. Site Plan, Photometric Plan and Elevations
5. 11-2-22 DRC Comments and Original Site Plans
6. Response to Comments, Updated Narrative and Site Plans
7. 1-11-23 DRC Comments