

PLANNING COMMISSION

STAFF REPORT

Department of Growth Management



MEETING DATE:	August 28, 2024
PROJECT:	CVS at May River Crossing Preliminary Development Plan
APPLICANT:	Shelbi D'Avignon, Boos Development Group
PROJECT NUMBER:	DP-04-24-019111
PROJECT MANAGER:	Dan Frazier Principal Planner Department of Growth Management

REQUEST: The Applicant, Shelbi D'Avignon of Boos Development Group, on behalf of the property owner CVS 75651 SC LLC, is requesting approval of a Preliminary Development Plan application. The project consists of an 11,286 SF retail, clinic and pharmacy with drive through, and associated infrastructure. (Attachment 1).

INTRODUCTION: The property is zoned Jones Estate Planned Unit Development and consists of approximately 1.91 acres identified by tax map number R610 036 000 0979 0000 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, the May River Crossing Master Plan, and the Unified Development Ordinance Sections 5.3 and 5.10 (Attachment 3).

Staff comments on the Preliminary Development Plan were reviewed at the June 5, 2024, Development Review Committee meeting (Attachment 4). The Applicant provided a response to comments and revised site plans on July 17, 2024 (Attachment 5).

As reflected in the revised site plan, the application proposes an 11,286 SF CVS/Pharmacy with retail as the primary, and includes a clinic, drive through, and associated parking lot improvements. The site is accessed by a full access drive from May River Crossing and a right-in/right-out access drive from Evan Way. Additional submittal items include a preliminary landscape plan and lighting plan (Attachment 6).

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 subject to, and in conformance with, the standards set forth in the Jones Estate PUD Development Agreement and Concept Plan, the May River Crossing Master Plan, and the Unified Development Ordinance Sections 5.3 and 5.10.

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, the May River Crossing Master Plan, and the Unified Development Ordinance Sections 5.3 and 5.10.

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 a stormwater drainage connection will connect the on-site stormwater system to the master stormwater detention facility for the overall May River Crossing development. A water extension across Evan Way will provide service the site for domestic, irrigation, and fire service. Sewer will be provided by connecting to existing sewer running parallel to Evan Way.

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
2. Vicinity Map
3. May River Crossing Master Plan
4. DRC Comments and Original Site Plan 06 05 24
5. DRC Comments Response and Revised Site Plans 07 17 24
6. Preliminary Landscape Plan and Lighting Plan